

69-272-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Earl B. Bond, 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 structure (swimming pool) in side yard 15' from north side property line and 90' from front property line.

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

- 1.) Having like area to rear of property would necessitate unusually high costs in retaining walls, grading, etc.
- 2.) Complete lack of visual control if pool were to be placed behind back or garage line.

See attached description

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

Contract purchaser _____ Legal Owner _____
Address _____ Address 920 Ellendale Drive
_____ Glen Arm, Maryland
Petitioner's Attorney _____ Protestor's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of April 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of June 1969, at 11:00 o'clock

At _____
Zoning Commissioner of Baltimore County.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 29, 1969
FROM: Mr. George E. Gavett, Director of Planning
SUBJECT: Petition #69-272-A. Variance to permit an accessory structure (swimming pool) in the side yard of 15 feet from the north side property line and 90 feet from front property line instead of the required rear yard. Northeast side of Conifer Court 570.02 feet east of Manorwood Drive. Earl B. Bond, Petitioner.

11th District
HEARING: Thursday, June 12, 1969 (11:00 A.M.)

The Planning staff will offer no comment on this petition.

GEG:bms

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 7, 1969

Oliver L. Myers
XXXXXX

RE: Type of Hearing: Accessory
Structure Variance
Locations NE/2 Conifer Ct., 570.02'
E. of Manorwood Drive
11th District
Petitioner: Earl Bond
Committee Meeting of April 29th, 1969
Item 255

Mr. Earl B. Bond
920 Ellendale Drive
Glen Arm, Maryland

Dear Sirs:

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 subject property is presently improved with a brick dwelling - new. It is surrounded with vacant wooded land and several other new dwellings. It is located within a new subdivision known as Manor Woods, Conifer Court at the present time is a macadam roadway with a macadam berm curb constructed on both sides.

BUREAU OF ENGINEERING

Since the subject property is located in a recently recorded subdivision and all Bureau of Engineering requirements are included in a Public Works Agreement, we have no further comment.

PROJECT PLANNING DIVISION

This plan has been reviewed and there are no site planning factors requiring comment.

FIRE DEPARTMENT

This office has no comment.

Mr. Earl B. Bond
920 Ellendale Drive
Glen Arm, Maryland
Item 255

May 7, 1969

BUILDING ENGINEER'S OFFICE

This office has no comment.

BOARD OF EDUCATION

No bearing on student population.

HEALTH DEPARTMENT

All requirements pertaining to private swimming pools must be complied with. This includes method of filling pool, disposition of filter backwash water, etc.

ZONING ADMINISTRATION DIVISION

This 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:JO
Enc.

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 22 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 _____ days _____ weeks before the _____ day of _____ 19____, the last publication appearing on the _____ day of _____ 19____.

THE JEFFERSONIAN
L. L. Smith, Manager

Cost of Advertisement \$_____

TELEPHONE 823-3000 EXT. 387		INVOICE No. 62227	
BALTIMORE COUNTY, MARYLAND		DATE MAY 12, 1969	
OFFICE OF FINANCE		FILED	
Division of Collection and Receipts		Zoning Dept. of Baltimore County	
COURT HOUSE		TOWSON, MARYLAND 21204	
To: Robert L. Thompson		Petitioner's Name	
Bryantown, Penna. 18901		Petitioner's Address	
REPORT TO ACCOUNT NO. 61-622		RETURN THIS PORTION WITH YOUR REMITTANCE	
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$25.00	
1	Petition for Variance for Earl Bond #69-272-A	25.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND			
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			

TELEPHONE 823-3000 EXT. 387		INVOICE No. 62277	
BALTIMORE COUNTY, MARYLAND		DATE MAY 12, 1969	
OFFICE OF FINANCE		FILED	
Division of Collection and Receipts		Zoning Dept. of Baltimore County	
COURT HOUSE		TOWSON, MARYLAND 21204	
To: Byron Paolo, Inc.		Petitioner's Name	
St. 611		Petitioner's Address	
Bryantown, Penna.		Petitioner's City	
REPORT TO ACCOUNT NO. 61-622		RETURN THIS PORTION WITH YOUR REMITTANCE	
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$45.50	
1	Advertising and posting of property for Earl B. Bond #69-272-A	45.50	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND			
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			

Sign

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#69-272-A

District 11* Date of Posting May 22 - 1969
Posted for: Holding Thursday, June 12th 1969, 11:00 A.M.
Petitioner: Carl E. Bond
Location of property: N.E. 1/4 of Conifer Rd. 520.02' E of Manassas
Drive
Location of Signs: 1 Sign Posted on Front of Property Residence
Remarks: _____
Posted by: Mark A. Hines Date of return: May 23 - 1969
Signature

Carl E. Bond
220 Silhouette Drive
Blen Aron, Maryland

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

29th day of April, 1969.

John G. Rose
JOHN G. ROSE,
Zoning Commissioner

Petitioner Carl Bond

Petitioner's Attorney _____

Reviewed by

Charles L. Myers
Chairman of
Advisory Committee

The Streets and/or Roads as Shown Hereon and The Mention Thereof in Deeds are For the Purpose of Description Only and The Same are Not Intended to be Dedicated to Public Use. The Fee Simple Title to The Deeds Thereof is Expressly Reserved In The Grantors of The Deed To Which This Plat is Attached, Their Heirs and Assigns.

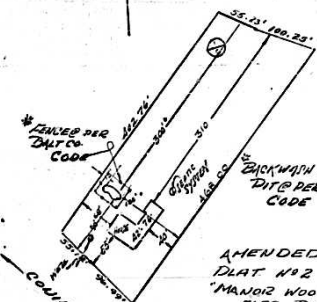
The Courses And Coordinates Shown Hereon Are Referred To The Coordinate System As Established By The Baltimore County Metropolitan District And Are Based On The Following Traverse Stations.

446	48	X-7954	E-23706.25	N-53518.35
445	42	X-7355	E-23645.15	N-53720.91

DESCRIPTION:

LOT #1, BLOCK C, LIGER 32,
FOLIO 140. MANOR WOODS
N/E/4 OF CONIFER CRET
570.02'E OF HANDEWOOD
TIPINE

LOT SIZE $\frac{152.11}{155.48} \times \frac{462.76}{468.48}$



AMENDED
PLAT NO 2
"MANOR WOODS"
ELEC. DIST. NO 11
BALTIMORE CO., MD
S. 1-100'

cc

28	5297
1	74497.37
2	74476.35
3	74400.11
4	74353.65
5	74312.86
6	74293.38
7	74276.22
8	74231.46
9	74186.75
10	74151.11
11	74106.04
12	74171.02
13	74031.68
14	73977.89
15	73984.46
16	73948.46
17	73937.61
18	73931.27
19	73911.20
20	73900.47
21	73888.68
22	73876.61

19	25611.20	54034.12	41	25060.95	53784.78
20	25788.47	53784.17	42	25106.19	53871.78
21	25788.47	53741.48	43	24887.67	53740.10
22	25788.47	53788.87	44	25761.47	54041.77
			45	25664.87	53790.14
			46	25727.79	53788.77
			47	25818.07	53787.87
			48	25808.09	53870.94
			49	25808.09	53873.20

O.T.G. 32 FOLIO 140

MAY 25 1968 at
same day recorded in
O.T.C. No. _____ folio _____
One of the _____ Recorded
Baltimore County and ex-
amined, per

Wm. B. T. Gould

AMENDED

PLAT No 2

"MANOR WOODS"

ELECTION DISTRICT No 11, BALTIMORE COUNTY, MD.

FCP

MAJOR WOODS INC.
GLENARM ROAD
GLENARM, MARYLAND 21057

EVANS, HAGAN & HOLDEFER

SURVEYORS AND CIVIL ENGINEERS
4200 ELSRODE AVENUE BALTIMORE, MD. 212
(301) 476-2144

539 POPLAR STREET	CAMBRIDGE, MD 21613	301 226 5300
119 E MAIN STREET	WESTMINSTER, MD 21157	301 846-1700
12 S WASHINGTON STREET	EASTON, MD 21601	301 822 5600

DATE 1-1-1968

OWNER'S CERTIFICATE

The requirements of Sections 22A to 22D of Article 47 of the Annotated Code of Maryland, 1993 Edition, Chapter 109 of the acts of 1993, as amended by Chapters 84 and 288 of the Acts of 1997, and subsequent Acts of the General Assembly, to the extent they concern the making of a final and setting of the market have been complied with.

SURVEYOR'S CERTIFICATE

F. C. Allen Esq., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown herein has been located and the plat thereof prepared in compliance with Section 72A to 72F inclusive of Article 17 of the Annotated Code of Maryland, 1939 Edition as enacted or amended by the Acts of 1941 and 1942 and subsequent Acts, if any, amendatory thereof.

• **Structure of the End System:** The end system is a client that interacts with the server.

APPROVED: BALTO. CO. PLANNING BOARD

DATE: _____

DIRECTOR _____

DATE: _____

APPROVED: BALTO. CO. HIGHWAYS DEPT

HIGHWAYS ENGINEER _____

DATE: _____

APPROVED: BALTO. CO. HEALTH DEPT

DEPUTY CLERK & BALTO. CO. HEALTH DEPT

DATE: _____

It is

Drwg. No.

DATE 1-1-1968