

71-56-A #364 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Rolf A. Engelhardt, 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) in a side yard on a corner lot instead of the required rear yard in the third of the lot furthest removed from the intersecting streets.

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

- 1) Required portion of lot is a steep, rocky, tree-covered embankment (60° slope). It would be a practical difficulty to attempt erection of pool in this area.
- 2) Other portion of lot at rear of house presents an extreme physical and monetary hardship because stone retaining wall, six trees, over-head electrical wires, and flower garden/patio would have to be removed.

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. I further agree to and am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE August 24, 1970 BY Rolf A. Engelhardt
 Address 6722 Queens Ferry Road
Baltimore, Maryland 21212
 Petitioner's Attorney _____
 Protester's Attorney _____
 Address _____

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

of _____ 1970, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through Baltimore County, that property be posted, and that a public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____ 1970, at 10:00 o'clock.

Edward D. Hardisty
 Zoning Commissioner of Baltimore County

(over)

PROPERTY DESCRIPTION

6722 Queens Ferry Road, Baltimore
 Baltimore County

Being located on Northwest corner Queens Ferry & Glendale Roads, being known and designated as Lot No. 1, Block 6, as shown on Plat No. 1 of Glendale, which plat is recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 17, folios 42 and 43.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date August 21, 1970
 FROM: Mr. George E. Gavrelli, Director of Planning

SUBJECT: Petition #71-56-A. Northwest corner of Queens Ferry and Glendale Roads. Petition for Variance to permit an accessory building (swimming pool) in a side yard on a corner lot instead of the required rear yard in the third of the lot furthest removed from the intersecting streets.
 Rolf Engelhardt - Petitioner

9th District

HEARING: Monday, August 24, 1970 (10:00 a.m.)

The Planning Staff will offer no comment relative to this petition.

CEG:msh

TELEPHONE 484-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	No. 73727 DATE Aug. 3, 1970								
TO: Rolf A. Engelhardt 6722 Queens Ferry Road Baltimore, Md. 21212		Zoning Dept. of Baltimore County								
REPORT TO ACCOUNT NO. 61-622		TOTAL AMOUNT \$22.00								
<table border="1"> <tr> <th>QUANTITY</th> <th>DESCRIPTION</th> <th>UNIT</th> <th>AMOUNT</th> </tr> <tr> <td>1</td> <td>Petition for Variance #71-56-A</td> <td>each</td> <td>22.00</td> </tr> </table>		QUANTITY	DESCRIPTION	UNIT	AMOUNT	1	Petition for Variance #71-56-A	each	22.00	
QUANTITY	DESCRIPTION	UNIT	AMOUNT							
1	Petition for Variance #71-56-A	each	22.00							
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204										

PETITION FOR A VARIANCE
 ZONING: Petition for a Variance from the Zoning Regulations of Baltimore County, to permit an accessory building (swimming pool) in a side yard on a corner lot instead of the required rear yard in the third of the lot furthest removed from the intersecting streets.
 LOCATION: Northwest corner of Queens Ferry and Glendale Roads, Baltimore County, Md.
 DATE & TIME: Monday, August 24, 1970, at 10:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning and Planning Board of Baltimore County, will hold a public hearing on the petition for a Variance from the Zoning Regulations of Baltimore County to permit an accessory building (swimming pool) in a side yard on a corner lot instead of the required rear yard in the third of the lot furthest removed from the intersecting streets.
 The Zoning Regulations to be amended are as follows:
 Section 400.1 - Accessory Building. No accessory building shall be erected on a lot unless it is located in the rear yard of the lot. The rear yard shall be at least 30 feet wide and 30 feet deep, and shall contain no less than 30% of the area of the lot.
 Section 400.2 - Swimming Pool. No swimming pool shall be erected on a lot unless it is located in the rear yard of the lot. The rear yard shall be at least 30 feet wide and 30 feet deep, and shall contain no less than 30% of the area of the lot.
 Section 400.3 - Height. No building shall be erected on a lot which is higher than the height of the adjacent buildings on the same street.
 Section 400.4 - Setback. No building shall be erected on a lot which is closer to the street than the setback of the adjacent buildings on the same street.
 Section 400.5 - Use. No building shall be erected on a lot which is used for a purpose other than the purpose for which the lot is zoned.
 Section 400.6 - Signage. No sign shall be erected on a lot which is larger than the sign of the adjacent buildings on the same street.
 Section 400.7 - Parking. No parking lot shall be erected on a lot which is smaller than the parking lot of the adjacent buildings on the same street.
 Section 400.8 - Landscaping. No landscaping shall be erected on a lot which is less attractive than the landscaping of the adjacent buildings on the same street.
 Section 400.9 - Maintenance. No building shall be erected on a lot which is in worse condition than the buildings on the same street.
 Section 400.10 - Safety. No building shall be erected on a lot which is a hazard to the public safety.
 Section 400.11 - Health. No building shall be erected on a lot which is a hazard to the public health.
 Section 400.12 - Welfare. No building shall be erected on a lot which is a hazard to the public welfare.
 Section 400.13 - Aesthetics. No building shall be erected on a lot which is a hazard to the public aesthetics.
 Section 400.14 - Noise. No building shall be erected on a lot which is a hazard to the public noise.
 Section 400.15 - Air Pollution. No building shall be erected on a lot which is a hazard to the public air pollution.
 Section 400.16 - Water Pollution. No building shall be erected on a lot which is a hazard to the public water pollution.
 Section 400.17 - Soil Pollution. No building shall be erected on a lot which is a hazard to the public soil pollution.
 Section 400.18 - Other. No building shall be erected on a lot which is a hazard to the public in any other way.
 By order of the Zoning and Planning Board of Baltimore County.
 Edward D. Hardisty
 Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 6, 1970
 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 a week or 500 times, commencing on the _____ day of _____ 1970, the first publication appearing on the _____ day of _____ August 1970.

THE JEFFERSONIAN
 Manager
 Cost of Advertisement, \$ _____

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 23, 1970

COUNCIL OFFICE, ROOM 106
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

MEMBERS
 OLIVER L. WELLS
 Chairman
 DEPARTMENT OF ENGINEERING
 DEPARTMENT OF TRAFFIC ENGINEERING
 STATE ROADS COMMISSION
 BOARD OF FIRE PREVENTION
 HEALTH DEPARTMENT
 PROJECT PLANNING
 BUILDING DEPARTMENT
 BOARD OF EDUCATION
 ZONING ADMINISTRATION
 REVENUE DEVELOPMENT

Mr. Rolf Engelhardt
 6722 Queens Ferry Road
 Baltimore, Maryland 21212

Dear Mr. Engelhardt:

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 located at the intersection of Queens Ferry and Glendale Roads. There is curb and gutter existing. The proposed swimming pool is located in the side yard as noted on the petition plat. The rear portion of this lot is a steep rocky embankment. It is desirable to have the property to the north and is located at an elevation that would make the property. The petitioner has screened the pool effectively.

SINCE NO FURTHER ADJUDY IMPROVEMENTS, EXCEPT PUBLIC UTILITIES, ARE REQUIRED AND ALL PUBLIC UTILITIES EXIST, THIS OFFICE HAS NO COMMENT IN REGARD TO THE PLAT SUBMITTED FOR REVIEW BY THE ZONING ADVISORY COMMITTEE IN CONNECTION WITH THE SUBJECT ITEM.

REMARKS ON TRAFFIC IMPROVEMENTS
 The subject variance should have no major effect on traffic.

REMARKS ON ENVIRONMENT
 No bearing on student population.

SINCE NO FURTHER ADJUDY IMPROVEMENTS, EXCEPT PUBLIC UTILITIES, ARE REQUIRED AND ALL PUBLIC UTILITIES EXIST, THIS OFFICE HAS NO COMMENT IN REGARD TO THE PLAT SUBMITTED FOR REVIEW BY THE ZONING ADVISORY COMMITTEE IN CONNECTION WITH THE SUBJECT ITEM.

Mr. Rolf Engelhardt
 Item 304

REMARKS ON ENVIRONMENT
 There should be enough area reserved for a filter backwash pit if a pressure filter is used.

REMARKS ON TRAFFIC IMPROVEMENTS
 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. Wells
 Chairman

Enclosures

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 Rolf Engelhardt
 6722 Queens Ferry Road
 Baltimore, Maryland 21212

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

Your Petition has been received and accepted for filing this _____ day of _____ 1970

Edward D. Hardisty
 Zoning Commissioner

Petitioner Rolf and Mrs. Engelhardt
 Petitioner's Attorney _____ Reviewed by Oliver L. Wells
 Chairman of the Advisory Committee

TELEPHONE 484-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	No. 73795 DATE Aug. 2, 1970								
TO: Rolf A. Engelhardt 6722 Queens Ferry Road Baltimore, Md. 21212		Zoning Dept. of Baltimore County								
REPORT TO ACCOUNT NO. 61-622		TOTAL AMOUNT \$11.00								
<table border="1"> <tr> <th>QUANTITY</th> <th>DESCRIPTION</th> <th>UNIT</th> <th>AMOUNT</th> </tr> <tr> <td>1</td> <td>Advertising and posting of property #71-56-A</td> <td>each</td> <td>11.00</td> </tr> </table>		QUANTITY	DESCRIPTION	UNIT	AMOUNT	1	Advertising and posting of property #71-56-A	each	11.00	
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204										

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

Date of Posting Aug. 2, 1970
 Posted for Advertising, Monday, Aug. 24, 1970, 11:00 a.m. to 1:00 p.m.
 Petitioner Rolf Engelhardt
 Location of property Northwest corner of Queens Ferry and Glendale Roads
 Location of Signs 1 sign posted to front of house, 111 W. Chesapeake Avenue
 Remarks _____
 Posted by Michael L. Wells Date of return Aug. 2, 1970

11-17-70

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 unreasonable hardship upon the Petitioners 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 (EXCLUDING POOL) TO BE SITUATED IN A SIDE YARD ON A CORNER LOT INSTEAD OF THE REQUIRED REAR VARIANCE YARD IN THE MID OF THE LOT FURTHEST REMOVED FROM THE INTERSECTING STREETS

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of AUGUST, 1970, 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) in a side yard on a corner lot instead of the required rear yard in the third of the lot furthest removed from the intersecting streets subject to the approval of the Site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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, thisday of 1970, that the above Variance be and the same is hereby DENIED.

..... Zoning Commissioner of Baltimore County

MICROFILMED

71-524
#364

PLAT OF LOTS
NUMBER OF LOTS
GLENDALE, MD.
37

PETITION FOR A VARIANCE
TO PERMIT AN ACCESSORY BUILDING
ZONING REGULATION FOR VARIANCE FOR
AN ACCESSORY BUILDING
LOCATION: Northeast corner of
Queens Ferry and Glendale Roads.
DATE & TIME: MONDAY,
AUGUST 10, 1970 10:00 A.M.
PUBLIC HEARING: Room 108,
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 an accessory
building (swimming pool) in a side
yard on a corner lot instead of the
required rear yard in the third of the
lot furthest removed from the intersecting
streets.
The Zoning Regulations to be
varied are as follows:
Section 60-1: Accessory Building -
On corner lots they shall be located
only in the third of the lot furthest
removed from any street and shall
occupy not more than 30% of such
lot.
All land parcel of land in the Ninth
District of Baltimore County,
Baltimore County, Maryland, corner
Queens Ferry & Glendale Roads, being
lots and designated as Lot No. 1,
Block 6, as shown on Plat No. 1 of
Glendale, which plat is recorded
among the land records of Baltimore
County as Plat Book 614, Sec. 17,
folio 62 and 63.
Being the property of Rolf & Eva
Engelhardt, as shown on plat plan
filed with the Zoning Department,
Planning and Zoning Department,
1970 at 1:00 P.M.
Public Hearing Room 108, County
Office Building, 111 W. Chesapeake
Avenue, Towson, MD.
BY ORDER OF
EDWARD D. HARDESTY
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Aug 4, 1970

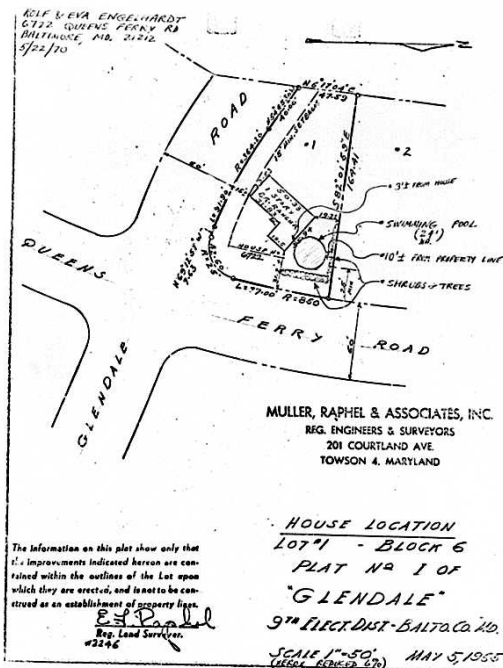
THE TOWSON TIMES
724 YORK ROAD
TOWSON, MD 21204
821-7500

August 10 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hardesty
Zoning Commissioner of Baltimore County
TOWSON
was inserted in THE TOWSON TIMES a weekly newspaper published
in Baltimore County, Maryland, once a week for one week
weeks before the 10th day of August 1970, that is to say, the same
was inserted in the issue of August 6, 1970.

STROMBERG PUBLICATIONS, Inc.

By *R. L. Morgan*



ORDER RECEIVED FOR FILING

Date 5/25/76

BY *R. L. Morgan*

