

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Jack J. and Thelma D. Levin, 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 a necessary structure (swimming pool) on a corner lot to be located outside the third of the lot farthest removed from both streets.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Not sufficient room to build pool.

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.

DATE 7-26-71 BY [Signature] Contract purchaser [Signature] Legal Owner [Signature]
Address [Signature] Address 7701 Subst. Rd.
Petitioner's Attorney [Signature] Protestor's Attorney [Signature]

ORDERED By the Zoning Commissioner of Baltimore County, this 6th day of April, 1971, 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 in that book, at 10:30 a.m. on the 24th day of May, 1971, at 10:30 a.m. at the County Office Building in Towson, Baltimore County.

Mr. Jack J. Levin
7701 Subst. Rd.
Baltimore, Maryland 21207

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 6th day of April, 1971

Edward D. Hardisty
EDWARD D. HARDISTY
Zoning Commissioner

Petitioner Jack J. and Thelma D. Levin
Petitioner's Attorney [Signature] Reviewed by [Signature] Chairman of the Advisory Committee

CERTIFICATE OF PUBLICATION

Pikesville, Md. May 6, 1971

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 24th day of May, 1971 the first publication appearing on the 6th day of May, 1971.

THE NORTHWEST STAR

[Signature]
Manager

Cost of Advertisement, \$ 10.50

PETITION FOR A VARIANCE

Section 400.1 - Accessory Building - On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 10% of each lot. All that parcel of land in the Second District of Baltimore County, located on the southeast corner of Washington Avenue and Subst. Road, and bounded on the east by Washington Avenue and on the south by Subst. Road, as shown on plat filed with the Zoning Department, containing 0.15 acre, more or less, and shall occupy not more than 10% of each lot.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 6, 1971

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on the 6th day of May, 1971, the first publication appearing on the 6th day of May, 1971.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2-2 Date of Posting May 8, 1971
Posted for [Signature]
Petitioner [Signature]
Location of property [Signature]
Location of Sign [Signature]
Remarks [Signature]
Posted by [Signature] Date of return May 10, 1971

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 26, 1971

Mr. Jack J. Levin
7701 Subst. Road
Baltimore, Maryland 21207

RE: Type of Hearing: Variance to permit accessory structure
Location: 7701 Subst. Rd. & Washington Rd.
Petitioner: Jack J. and Thelma D. Levin
Committee Meeting of April 5, 1971
2nd District
Item 146

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 dwelling, with surrounding properties in all directions improved with dwellings, 10 to 15 years of age, in good repair. Subst. Road and Washington Avenue are improved with concrete curb and gutter are concerned. A large drainage reservation exists to the rear of the subject property. The proposed swimming pool will go between the existing dwelling and the existing drainage to the rear.

DEPARTMENT OF ENGINEERING:

No public highway improvements or utilities are involved; therefore, this office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with the subject item.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no effect on traffic.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

This office has no comment on proposed site.

Mr. Jack J. Levin
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April 26, 1971

HEALTH DEPARTMENT:

Petitioner must comply with Department of Health requirements regarding installation of private swimming pools.

BUILDINGS ENGINEER'S OFFICE:

No comment from this office at this time.

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,

[Signature]
OLIVER L. NYER, Chairman

DLH:JD
Enc.

TELEPHONE 434-2419

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

NO 81226
DATE May 24, 1971

TO: Quantity Plumbing Company
7701 Subst. Road
Baltimore, Md. 21207

Zoning Dept. of Baltimore County

DEBIT TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	\$32.00
Advertising and posting of property 771-357-A		32.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 434-2419

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

NO 81203
DATE May 3, 1971

TO: Shuman Construction Co.
130 Glade Ave.
Baltimore, Md. 21208

Zoning Dept. of Baltimore County

DEBIT TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
01-622	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	\$25.00
Petition for Variance for Jack Levin 771-357-A		25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

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 cause 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 the proposed use is a

to permit an accessory structure (swimming pool) on a Variance, since lot to be located outside the third of the lot lot should be granted therefrom removed from both streets

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24

day of MAY, 1973, 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 structure (swimming pool) on a corner lot to be located outside the third of the lot farthest removed from both streets, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

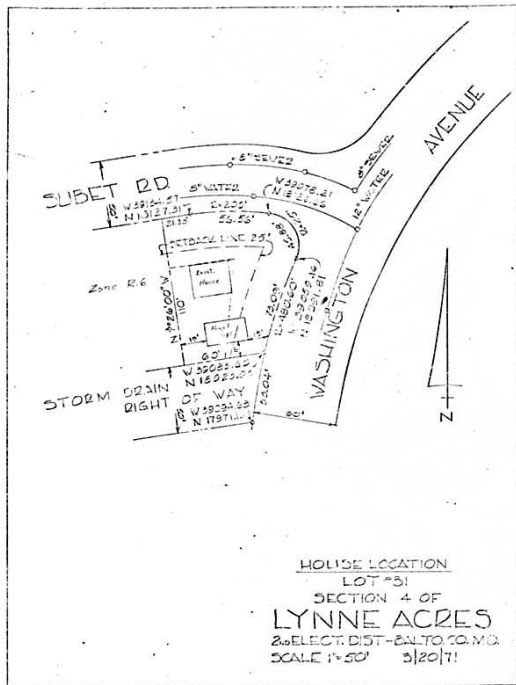
Edward D. Hendley
Zoning Commissioner of Baltimore County

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 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



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