

72-10-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Donald S. Stran, 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 swimming pool to be located outside the third of the lot furthest from both streets on a corner lot

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

1. Pool must be 10' from overhead wires. Since these run east pole on the electric line, it would involve considerable cost to owner to relocate same.
2. Existing garage is already covering a major portion of the third of the yard permitted for pool construction.
3. New gas barbecue grill recently installed would be too close to pool's side to permit safe use of same. Grill is located along side garage.

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 Donald S. Stran Legal Owner
Address 3500 Rockdale Ct., Balt., 21207 Md.

Petitioner's Attorney _____ Protestant's Attorney _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day

of June, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of July, 1971, at 10:00 clock

Shirley R. Kline
Deputy Zoning Commissioner of Baltimore County.
(over)

SYLVAN POOLS INCORPORATED

Legal description of the property located at:
3500 Rockdale Court, Balt., 21207 Md.

Beginning for the same on the northeast corner of Subst Road and Rockdale Court, being known as Lot No. 1, Block "A" as shown on the Plan of Rockdale Gardens recorded in the records of Baltimore County in Plat Book No. 22, Page 89, District 22

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		900 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>OSM</u>	Revised Plans:				Change in outline or description: Yes					
Previous case:	Map #				No					

TELEPHONE 484-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Revised Division
COURT HOUSE
TOWSON, MARYLAND 21204

DATE July 26, 1971

No. 84903

To: Donald Stran
3500 Rockdale Court
Baltimore, Md. 21207

81-622

REPORT TO ACCOUNT NO. 81-622

ADVERTISING AND POSTING OF PROPERTY
72-10-A

45.25

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

OVERSEER: L. MYERS, Chairman

MEMBERS:

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

DEALTH DEPARTMENT

PROJECT PLANNING

PLANNING DEPARTMENT

PLANNING DEPARTMENT

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Mr. Donald Stran
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June 23, 1971

BOARD OF EDUCATION:

No bearing on student population.

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
Oliver L. Myers, Chairman

OLM:DD
Enc.

Mr. Donald Stran
3500 Rockdale Court
Baltimore, Md. 21207

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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

15th day of June, 1971.

Edward D. Hardisty
EDWARD D. HARDISTY,
Zoning Commissioner

Petitioner Donald Stran

Petitioner's Attorney _____

Reviewed by Shirley R. Kline
Chairman of the
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 22 Date of Posting July 10, 1971

Posted for VARIANCE

Petitioner DONALD S. STRAN

Location of property NW COR. OF SUBST RD & ROCKDALE COURT

Location of Sign 3500 ROCKDALE COURT

Remarks _____
Printed by Edward D. Hardisty Date of return July 23, 1971

Mr. Donald Stran
3500 Rockdale Court
Baltimore, Maryland 21207

RE: Type of Hearing: Variance
Location: NE Cor. Subst Rd. and Rockdale Ct.
Petitioner: Donald Stran
Committee Meeting of June 15, 1971
2nd District
Item 183

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 subject property is located on the northernmost corner of Subst Road and Rockdale Court. The property is improved with a single family residence and garage. There is a large hedge that runs along the southern edge of the property along Subst Road and the property is well screened. There is curb and gutter in this vicinity and the other lots in this vicinity are improved with well constructed residential houses.

BUREAU 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.

DEPT. OF TRAFFIC ENGINEERING:

The subject variance should have no major effect on traffic.

HEALTH DEPARTMENT:

Public water and sewer are available to the site.

Petitioner must meet requirements of Baltimore County Department of Health regarding private swimming pools.

MICROFILMED

Cost of Advertisement, \$

By Ruth Morgan

Hand-drawn site plan for Rockdale Gardens, 3500 Rockdale Court, Lot 1, Block A. The plan shows a rectangular lot with a pool, a residence, and a concrete driveway. Dimensions and bearings are provided for all boundaries and internal features.

DR 5.5

OVERHEAD MAIN FEEDER LINE 3/4" DIA. 110KV

LAST POLE TO LINE

POOL

6' RAMPY HEDGE 5' WIDE

RESIDENCE

CONCRETE DRIVEWAY

DR 5.5

ALL POOL UTILITY ENT IN ROCKDALE COURT

ROCKDALE COURT

Scale 1" = 20'

ROCKDALE GARDENS

3500 ROCKDALE COURT

LOT 1, BLK A

4-11-73

4-1-74

4-2-74