

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Samuel C. and
X or we, ANDREW W. WILLIAMS, legal owners 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 900.1 to permit a swimming pool in the front 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) *Swimming pool is desired in front yard. Petitioner desires to construct a swimming pool in the front yard. The rear yard is now occupied by a parking lot.*

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 _____ Legal Owner _____
Address _____ Address 1902 Ruxton Rd.
BALTIMORE MD 21204

Petitioner's Attorney _____
Address 1902 Ruxton Rd.
BALTIMORE MD 21204

ORDERED By The Zoning Commissioner of Baltimore County this 14th day of September 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 through 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 4th day of November 1971 at 10:00 A.M.

Zoning Commissioner of Baltimore County

Zoning Description for Variance

Beginning for the same in the centerline of Ellenham Ave. at the distance of 375' E. of Ruxton Rd. Thence running the 10 following courses and distances:

1. N 61° W. 50'
2. N 57° W. 50'
3. N 53° W. 50'
4. N 49° W. 50'
5. N 40° 15' W. 50'
6. N 24° 15' W. 157.92'
7. S 84° 02' 20" W. 88.44'
8. S 5° 05' E. 140.76'
9. S 2° 10' E. 124.05'
10. S 86° 01' E. 332.15' - to the place of beginning.

(Containing 1.06 acres in the 9th Election District.

TO: S. Eric Dillman, Zoning Commissioner
Attention: Mr. Myers

DATE: September 17, 1971

FROM: Fire Prevention Bureau
Fire Department

SUBJECT: Property Owners: Samuel C. and Andrew W. Williams

Location: W/o Ellenham Avenue, 375' E of Ruxton Road

ITEM # 15 Meeting Agenda: September 14, 1971

- () 1. Fire hydrants for the proposed site (as required and) shall be in accordance with Baltimore County Standards.
The hydrants shall be located at intervals of _____ feet along an approved road.
- () 2. A second means of access is required for the site.
- () 3. The dead-end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code prior to occupancy or commencement of operations.
- () 5. The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.
- (X) 6. The Fire Department has no comment on the proposed site.

Notes: Above comments indicated with a check apply.

ab

H. Kelly
Planning Director
Fire Prevention Bureau

PETITION MAPPING PROGRESS SHEET

FUNCTION	Map		Original		Duplicate		Tracing		200 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: <i>John</i>			Revised Plans: Change in outline or description Yes _____ No _____							
Previous case:			Map # _____							

BALTIMORE COUNTY, MARYLAND No. 209
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Oct. 13, 1971 ACCOUNT: 01-662
AMOUNT: \$25.00
AL JUNT

DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER
V. Williams, 1902 Ruxton Road, Baltimore, Md. 21204
Petition for Variance #72-121-A
250.00

BALTIMORE COUNTY, MARYLAND No. 275
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Nov. 4, 1971 ACCOUNT: 01-662
AMOUNT: \$45.50

DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER
Messrs. Rayston, Mueller, Thomas & McLean
102 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Samuel Williams #72-121-A

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 27, 1971

E. Harrison Stone, Esq.,
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Variance
Location: W/o Ellenham Ave., 375' E. of Ruxton Road
Petitioners: Samuel C. and Andrew W. Williams
Committee Meeting of September 14, 1971
9th District
Item 45

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 located on the west side of Ellenham Avenue just north of Ruxton Road - It appears to be part of the property. Immediately to the south there are many large and well maintained dwellings surrounding this property. No curb and gutter exists on Ellenham Avenue.

BUREAU OF ENGINEERING

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Ellenham Avenue, an existing public road, is proposed to be improved in the future with a 24-foot paved roadway cross section with 12-foot shoulders on a 50-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way and widening including any necessary easement, slope extension will be required in connection with any grading or building permit application.

The status of the front yard right-of-way is unknown. It shall be the responsibility of the petitioner's engineer to clarify all right-of-way with the property.

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Sediment Controls

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent existing any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

A drainage and utility easement is required through this property to serve off site property to the northeast.

Water

Public water supply is available to serve this property.

Sanitary Sewer

Public sanitary sewerage is not available to serve this property.

PROJECT PLANNING

This office has reviewed the subject site plan and offers the following comments:

The proposed subdivision must be approved and recorded prior to the construction of a building permit.

DISCUSS ALL APPLICABLE CODES

Baltimore County, with all applicable requirements of Baltimore County Building Code and Baltimore County Zoning Ordinance.

E. Harrison Stone, Esq.
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FIRE DEPARTMENT

This office has no comment on the proposed site.

TRAFFIC ENGINEERING

The subject variance should have no effect on traffic.

HEALTH DEPARTMENT

Public water is available to the site. A complete soil evaluation must be conducted prior to approval of Building Applications.

BOARD OF EDUCATION

No hearing on student population.

ZONING ADMINISTRATION DIVISION

The subject property is accepted for filing. However, we agree with Project Planning comments that a record plat must be recorded prior to any building permits being issued on this property.

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 60 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

DLH:DO
Enc.



