

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Allen & Lillian Kopelnick, 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) outside the third of the lot

and permit a setback of 16 feet instead of the required

30 feet.

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

(1) Size and grading of lot would only permit pool at this location.

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 Address: 719 Cliffedge Road

Baltimore, Maryland

Petitioner's Attorney Address: _____

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 21st 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-
out 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 15th day of November, 1971, at 10:00 o'clock

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

over)

ZONING DESCRIPTION

Being located at the N/S corner of Cliffedge Road and Judy Lane in the 3rd Election District and known as lot 18 of Block 2 as shown on plat of Silver Creek and recorded among the land records of Baltimore County in plat book 16 folio 54

containing 6900 sq. ft.

ORIGINAL

OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 Nov. 1, 1971

IS TO CERTIFY, that the aforesaid advertisement of
S. Eric DiNenna, Zoning Commissioner
of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for One ~~times~~
week before the 1st day of Nov., 1971 that is to say, the same
was inserted in the issue of Oct. 28, 1971.

STROMBERG PUBLICATIONS, Inc.

By Keith Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 28, 1971

THIS IS TO CERTIFY, that the aforesaid advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., one time
day of November, 1971, the 28th publication
appearing on the 28th day of October
1971.

THE JEFFERSONIAN
S. Frank Smith
Manager.

Cost of Advertisement, \$ _____

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 13, 1971

Mr. Allen Kopelnick
719 Cliffedge Road
Baltimore, Maryland 21208

RE: Type of Hearing: Variance
Location: NE Cor. Cliffedge Rd. and
Judy Lane
Petitioners: Allen & Lillian Kopelnick
Committee Meeting of September 21, 1971
3rd Dist.:--
Item 40

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 1 1/2
story brick dwelling, with the property in the surrounding areas
improved with the same type dwellings, 10 to 15 years of age,
in excellent repair. Cliffedge Road and Judy Lane is improved,
insofar as concrete curb and gutter are concerned.

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.

GENERAL:

Baltimore County utilities and highway improvements are not
involved. However, public sidewalk has not been constructed along
the Judy Lane frontage of this lot.

This office has no further comment regarding the plan referred
to the Zoning Advisory Committee for review in connection with this
item.

Mr. Allen Kopelnick
Item 40
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October 13, 1971

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Public water and sewer are available to the site, therefore,
no health hazards are anticipated.

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

Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNenna
TO: Zoning Commissioner
FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item 40

Date: October 12, 1971

September 21, 1971
Allen & Lillian Kopelnick
NE/c Cliffedge Road and Judy Lane

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

BALTIMORE COUNTY, MARYLAND No. 229
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Oct. 21, 1971 ACCOUNT 17-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
ALLAN KOPELNICK
719 Cliffedge Rd.
Baltimore, Md. 21208
Petition for Variance - #72-124-1

YELLOW - CUSTOMER
25.00 REC

BALTIMORE COUNTY, MARYLAND No. 301
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 17, 1971 ACCOUNT 01-663

AMOUNT \$15.25

DISTRIBUTION
WHITE - CASHIER
ALLAN KOPELNICK
719 Cliffedge Road
Baltimore, Md. 21208
Advertising and posting of property -- #72-124-1

YELLOW - CUSTOMER

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 fact that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardships 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 is further appearing that by reason of the following finding of fact that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardships 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,

it is hereby ordered that the above Variance be and the same is hereby DENIED.

to permit an accessory structure (swimming pool) outside the third of the lot and to permit a setback of sixteen (16) feet instead of the required thirty (30) feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17 day of November, 1971, 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) outside the third of the lot and to permit a setback of sixteen (16) feet instead of the required thirty (30) feet, 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 following finding of fact that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardships 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 NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19 day of November, 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Mr. Allen Kopelnick
719 Cliffedge Road
Baltimore, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
171 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 21st day of September, 1971

ERIC DYRENA,
Zoning Commissioner

Petitioner: Allen & Lillian Kopelnick
Petitioner's Attorney: _____
Reviewed by: _____
Chairman of Advisory Committee

15164 72-1244

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 326
Posted for: VARIANCE
Petitioner: ALLEN KOPELNICK
Location of property: NE/4 COR. OF CLIFFEDGE RD AND JUDY LANE
Location of Signs: # 219 CLIFFEDGE ROAD
Remarks: _____
Posted by: Charles P. Smith
Date of return: NOV. 5, 1971

