

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Malcolm C. Berman, Sandra Berman, 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 400.1 to permit a swimming pool on a corner lot out of 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)

1. Septic system exists in present third acceptable to zoning.
2. Basketball court play-area exists in present third acceptable to zoning.
3. Loss of visual control of swimming pool area due to lower elevation.

See attached description

Property is to be ported and advertised as prescribed by Zoning Regulation 1. or the owner 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: Sandra Berman
Legal Owner
Address: 3200 Woodvalley Drive
Pleasanton, CA 94566

Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of January 1972, 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 100, County Office Building in Towson, Baltimore County, on the 24th day of February 1972, at 10:00 o'clock.

(over)

"Zoning Description of the Property Located at 3200 Woodvalley Drive"

Owner: MALCOLM C. BERMAN

Beginning for the same on the Northwest Corner of Woodvalley Drive

and Keyser Road. Also being Lot #11 Block B, "Malcom Gate".

Recorded in the Land Records of Baltimore County in Liber 29,

Folio 47, 3rd Election District. Containing 49,000 square feet

or approximately 1 1/6 acres.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: February 22, 1972

FROM: George E. Cavellis, Director of Planning

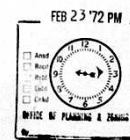
SUBJECT: Petition 72-123-A, Northwest corner of Woodvalley Drive on Keyser Road. Petition for variance for a swimming pool. Malcolm and Sandra Berman - Petitioners

3rd District

HEARING: Thursday, February 24, 1972 (10:00 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on the subject petition.

GEG:NEG:gmh



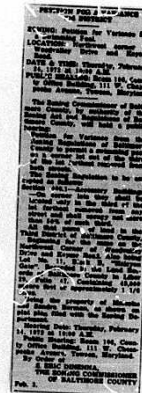
CERTIFICATE OF PUBLICATION

TOWSON, MD., FEBRUARY 3, 1972.

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 24th day of February, 1972, the 10th publication appearing on the 3rd day of February 1972.

THE JEFFERSONIAN

Cost of Advertisement, \$.....



ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 Feb. 7, 1972

THIS IS TO CERTIFY that the annexed 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 week before the 7th day of Feb., 1972 that is to say, the said was inserted in the issue of February 3, 1972.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 7, 1972

Mr. Malcolm C. Berman
3200 Woodvalley Drive
Pleasanton, Maryland 21228

RE: Type of Hearings: Variance
Location: SW Cor. Woodvalley Drive & Keyser Road
Petitioners: Malcolm C. and Sandra Berman
Committee Meeting of January 10, 1972
3rd District
Item #115

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 northwest corner of Woodvalley Drive and Keyser Road. It is currently improved with a very attractive ranch house that fronts on Woodvalley Drive. There is existing bare curb along both Woodvalley Drive and Keyser Road.

BUREAU OF ENGINEERING:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item.

PROJECT PLANNING DIVISION:

The Office of Planning has reviewed the subject site plan and offers the following comments.

It is suggested that the pool be screened from the fronts of the neighboring properties with evergreens if the variance is granted.

BOARD OF EDUCATION:

No bearing on student population.

Mr. Malcolm C. Berman
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February 7, 1972

HEALTH DEPARTMENT:

Metropolitan water is available to the site. The private septic system is not failing.

Plans must be submitted prior to approval of building application. Septic system is not located correctly on plot plan.

FIRE PREVENTION:

Site plans approved as shown.

DEPT. OF TRAFFIC ENGINEERING:

No traffic problems are anticipated at this site.

ZONING ADMINISTRATION DIVISION:

From the Health Department comments it appears that the septic system is not located in precisely the area shown on this plot. However, they do indicate that it would fall in the area of the one-third of the lot furthest removed from the intersection. It should also be noted that there are existing pine trees along Keyser Road. This petition is accepted for filing.

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

JJO:JO

Enc.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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										
Dated										
Granted by Z.C. BA, CC, CA										
Reviewed by: UCR			Revised Plans:		Change in outline or description		Yes		No	
Previous case:			Map #		3-2C					

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 3rd Date of Posting: Feb 5, 1972

Posted for: Katherine Berman

Petitioner: Katherine Berman

Location of property: NW Cor. Woodvalley Drive & Keyser Road

Location of Signs: 3200 Woodvalley Drive

Remarks: Charles H. Myers

Posted by: Charles H. Myers Date of return: Feb 14, 1972

MAY 15 1972

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 ~~strict compliance with Section 400.1 of the Baltimore County Zoning Regulations would result in practical difficulty upon the petitioner~~

the above Variance should be had; and it further appearing that ~~by reason of the granting of the variance will not adversely affect the health, safety or general welfare of the community involved~~

a variance to permit a Swimming Pool on a corner lot out of the ~~variance third of the lot farthest removed from both streets~~ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th

day of February, 1972, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a Swimming Pool on a corner lot out of the third of the lot farthest removed from both streets, subject to approval of site plan by Bureau of Public Services and the Office of Planning and Zoning.

R. E. Dittman
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 _____, 197__, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. Malcolm C. Berman
3300 Woodholley Drive
Pikesville, Maryland 21208

Item #115

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and accepted for filing

this 18th day of January, 1972

Eric Dittman
Eric Dittman,
Zoning Commissioner

Petitioners Malcolm C. and Sandra Berman

Petitioner's Attorney _____

Reviewed by _____

Chairman of
Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 1549

DATE Feb. 23, 1972 ACCOUNT 01-662

AMOUNT \$41.75

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY

KDI-Sylvan Pools, Inc.
Box 159

Laurel, Md. 20810
Mr. Robert Thompson
#72-183-A

YELLOW - CUSTOMER

41.75 NC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 1515

DATE Jan. 28, 1972 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION

WHITE - CASHIER
PINK - AGENCY

KDI-Sylvan Pools, Inc.
Box 159

Laurel, Md. 20810
Petition for Variance for Malcolm Berman
#72-183-A

YELLOW - CUSTOMER

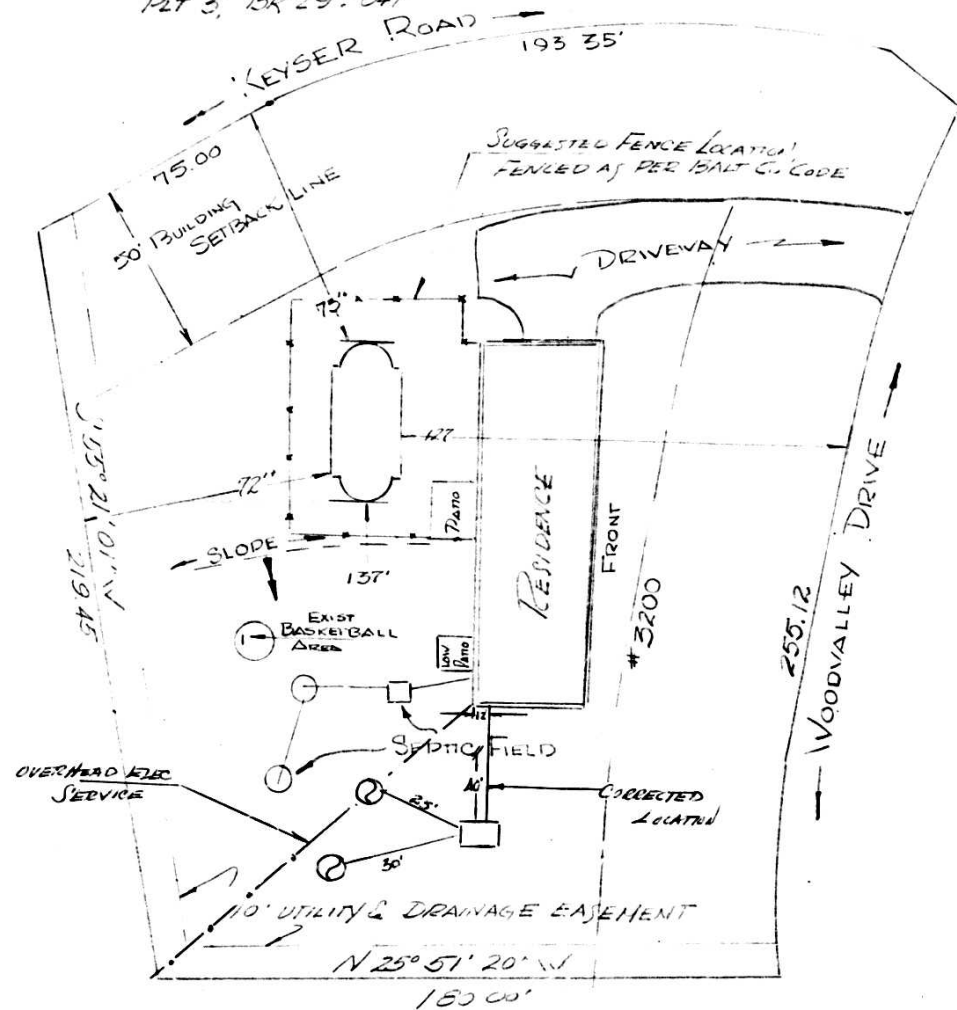
25.00 NC

ORIGINAL FILED IN

DATE 2/25/72 BY J. C. Adams

BLOCK B, LOT 11

3RD DISTRICT, HALCYON GATE
3200 WOODVALLEY DRIVE
PLT 3, BK 29: 047

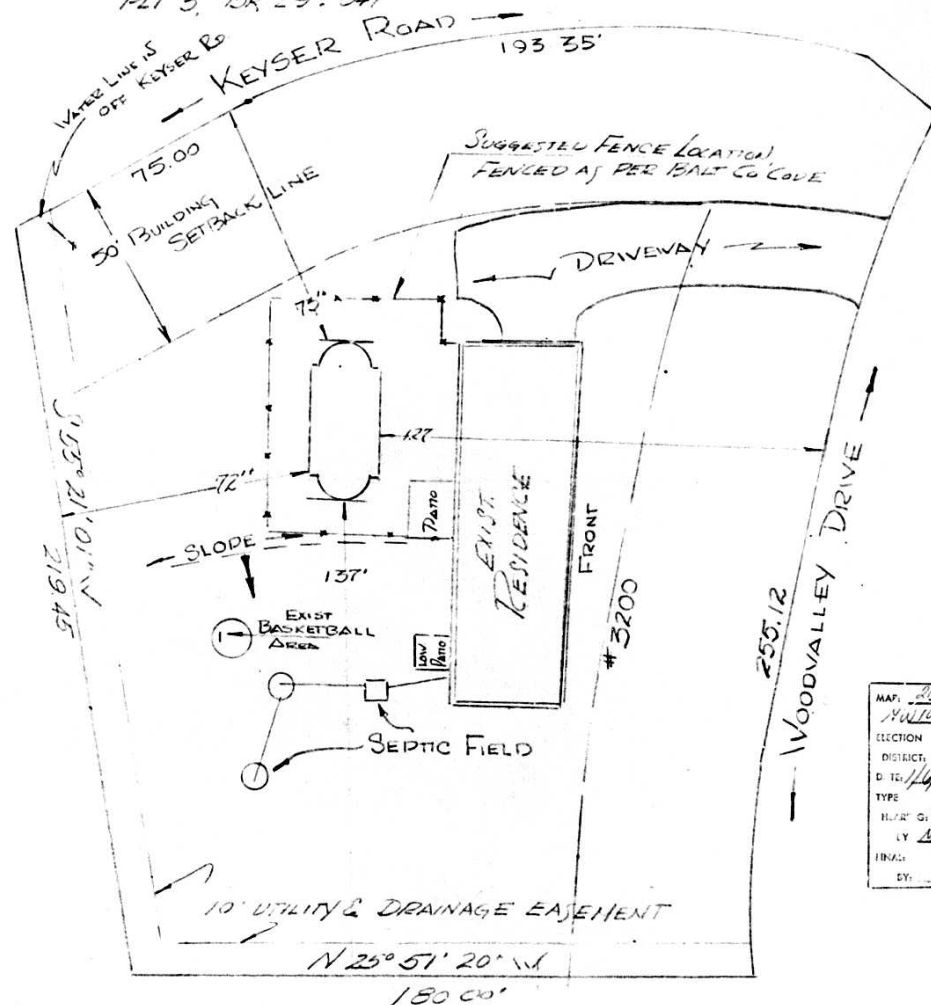


PUBLIC WATER; SEPTIC APPROX. INDICATED

Amended Plat
2/24/22

BLOCK B, LOT 11

3RD DISTRICT, HALCYON GATE
3200 WOODVALLEY DRIVE
PLT 3, BK 29: 047



PUBLIC WATER; SEPTIC APPROX. INDICATED

MAP:	22
ELECTION:	11/10/22
DISTRICT:	3
D. TO:	1/6/22
TYPE:	
PLAT:	Q1
LY:	MT
ENCL:	
BY:	