

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, E. Nelson Wareheim, Jr. 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) to be located in the side 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):

- 1) To isolate pool insofar as possible from closest neighbor. Compliance with existing regulations would put pool closer to only possible neighbor affected.
- 2) To avoid existing overhead power lines.
- 3) Safety of swimmers. There are no windows in the farthest rear wall (north) of house and first window in west wall is 16' + south of rear wall making visual observation of swimmers virtually impossible from within the house unless variance is granted.

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: E. Nelson Wareheim, Jr.
 Legal Owner: E. Nelson Wareheim, Jr.
 Address: 910 W. Lake Avenue
 Baltimore, Maryland 21210

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

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of February, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of March, 1972, at 10:00 o'clock A.M.

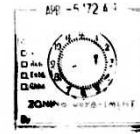
Eric W. Hines
 Zoning Commissioner of Baltimore County

**DESCRIPTION FOR VARIANCE
910 W. LAKE AVENUE**

Being located at the intersection of the west side of Lakehurst Drive and the northeast side of Lake Avenue and thence running the four following courses and distances: (1) by a curve to the north with a radius of 635', the distance of 300.51'; (2) thence N 72° 26' W 231.19'; (3) thence S 23° 22' W 144.12'; thence S 43° 38' 30" E 316.91' to the place of beginning.

For zoning purposes only

April 5, 1972



Mr. S. Eric DiNenna
 Zoning Commissioner of Baltimore County
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Dear Mr. DiNenna:

Mr. and Mrs. E. Nelson Wareheim, Jr. (Jean W., wife), 910 West Lake Avenue, Baltimore, Maryland 21210, have been granted a zoning Variance from Section 400.1 to permit an accessory structure (swimming pool) to be located in the side yard instead of the required rear yard.

The Petition for Variance was No. 72-216-A and was heard on March 21, 1972, in an uncontested hearing wherein all of the surrounding neighbors had written letters of acceptance to the Petition and would not protest or object to said petition but would advocate its immediate passage.

We are positive that there will be no further protest to the Variance as ordered and will assume full responsibility in the event of any appeal.

We, therefore, ask the filing for the building permits be allowed to proceed immediately.

Very truly yours,

E. Nelson Wareheim, Jr.
 E. Nelson Wareheim, Jr.

Jean W. Wareheim
 Jean W. Wareheim

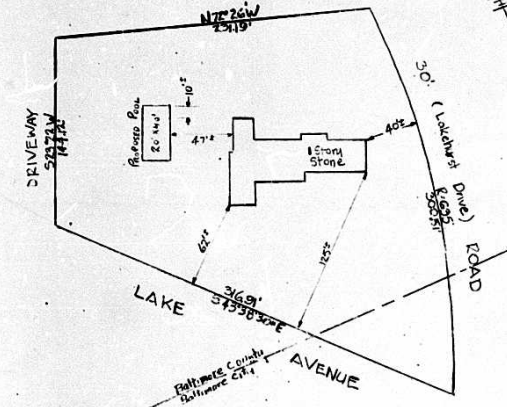
EMJ, JR./Djc

CC: Mr. James Dyer
 Assistant Zoning Commissioner

Mr. James B. Byrnes, III
 Zoning Tech. II

Mr. Ed Widmer
 Ira C. Rigger, Inc.

copy in review file



17° 26' W 231.19'
 30' (Lakehurst Drive) ROAD
 LAKE
 316.91'
 23° 22' W 144.12'
 43° 38' 30" E 316.91'
 Baltimore County Baltimore City
 AVENUE

17° 26' W 231.19'
 30' (Lakehurst Drive) ROAD
 LAKE
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 Baltimore County Baltimore City
 AVENUE

MAP	30
NO. 216	
SECTION	9
FILE	4/5/72
REVIEWED	✓
BY	EMJ
DATE	4/5/72

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 Baltimore County Baltimore City
 AVENUE

Zoning - DR 2
 Public Sewer & Water Facilities Exist

ORDER RECEIVED FOR FILING

72-216-A #133

E. Nelson Wareheim, Jr. 910 W. Lake Avenue Baltimore, Maryland 21210

72-216-A 10-00A 2101172 12-91

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
 111 W. CHESAPEAKE AVE.
 TOWSON, MD. 21286

OFFICE OF THE CHIEF ENGINEER

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

PLANNING DEPARTMENT

DEVELOPMENT

Mr. E. Nelson Wareheim, Jr.
 910 W. Lake Avenue
 Baltimore, Maryland 21210

RE: Type of Hearings: Variance (Swimming Pool)
 Location: 910 Cor. Lake Avenue, and Lakehurst Drive
 Petitioner: E. Nelson Wareheim, Jr.
 Committee Meeting of Feb. 15, 1972
 9th District
 Item 133

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 northeast corner of Lake Avenue and Lakehurst Drive. It is presently improved with a large one-story stone dwelling. To the east of the property and across Lakehurst Drive is a one-story dwelling. The property is situated on a large knoll and the proposed pool would not be visible from the south or west. There is no curb or gutter at this location.

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:

Lakehurst Drive, as existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross section on a 50-foot right-of-way.

Lake Avenue, an existing public road, is proposed to be improved in the future as a 40-foot closed-type roadway cross section on a 60-foot right-of-way.

Highway Improvements are not required at this time. Highway right-of-way and widening, including any necessary reversible easements for slopes will be required for these roads in connection with any grading or building permit application.

The plan should be revised to indicate the proposed highway right-of-way widenings.

Mr. E. Nelson Wareheim, Jr.
 Re: Item 133
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Sediment Control:

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.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating 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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available and serving this property.

PROJECT PLANNING DIVISION:

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

HEALTH DEPARTMENT:

Since metropolitan water and sewer are available, no health hazard is anticipated.

DEPT. OF TRAFFIC ENGINEERING:

No traffic problems are anticipated at this site.

FIRE DEPARTMENT:

This Department has no comment at this time.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing; however, revised plans indicating the proposed widenings for both Lake Avenue and Lakehurst Drive, should be submitted prior to the hearing date.

Mr. E. Nelson Wareheim, Jr.
 Re: Item 133
 Page 3

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

JBS:JD

Enc.

FUNCTION	Wait Map		Original		Duplicate		Tracing		ZOC 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>JBS</u>										
Revised Plans: Change in outline or description										
Previous case: _____										
Map # _____										

