

73-6-A #19 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LeRoy Lipman, Jr., & W. F. A. 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 an accessory building

(Swimming Pool) outside of the 1/3 of the lot farthest removed from the street

and to permit a setback of _____ feet instead of the required _____ feet.

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

1. Existing septic system would have to be moved in order to locate pool in the rear 1/3 of lot.
2. To move pool further back towards rear property line and away from septic system, severe construction and grading difficulties would be encountered which would greatly increase cost of pool and also create a nuisance to adjacent property owner.
3. To place pool on approximately a 30° angle from house to keep within the rear 1/3 of lot would detract from the overall appearance of the property and would decrease its resale value. It would also cause one corner of the pool to intersect the septic tank fill line.

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 _____
Petitioner's Attorney _____
Prokstad's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 13th _____ day

of _____ June _____ 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 through-

out 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 _____ 10th _____ day of _____ July _____ 1972, at 10:00 o'clock

_____ Zoning Commissioner of Baltimore County.

(over)

July 26, 1972

Mr. & Mrs. LeRoy Lipman, Jr.
3424 Janellen Drive
Baltimore, Maryland 21208

RE: Petition for Variance
NW corner of Janellen Drive
and Dorian Road - 3rd Dis-
trict
LeRoy Lipman, Jr., et ux -
Petitioners
NO. 73-6-A (Item No. 196)

Dear Mr. & Mrs. Lipman:

I have this date passed my Order in the above cap-
tioned matter. Copy of said Order is attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JEL/arl

Attachment

cc: Mr. Edward F. Duschl
Ira C. Riggs, Incorporated
10100 Marble Court
Cockeysville, Maryland 21030

RE: PETITION FOR VARIANCE :
NW corner of Janellen Drive
and Dorian Road - 3rd Dis- :
trict :
LeRoy Lipman, Jr., et ux - :
Petitioners :
NO. 73-6-A (Item No. 196) :
BALTIMORE COUNTY

The Petitioners have withdrawn their Petition, therefore,
IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore Coun-
ty, this _____ 26th _____ day of July, 1972, that the said Petition be
and the same is hereby DISMISSED without prejudice.

Deputy Zoning Commissioner of
Baltimore County

SURVEYOR'S DESCRIPTION:

PROPERTY KNOWN AS 3424 JANELLEN DRIVE

BEGINNING at the Northwest Corner of Janellen Drive and Dorian

Road in the 3rd Election District of Baltimore County and being known

as Lot 8 Block C in the Sub-division known as "Glermar Sec. 2" and

being recorded among the Land Records of Baltimore County in

Liber GLB 23 - Folio 110.

Containing: 31,400± Square Feet

May 2nd, 1972

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date July 6, 1972

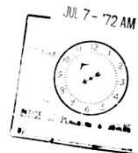
FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition #73-6-A, Northwest corner of Janellen Drive and Dorian Road.
Petition for Variance for an Accessory Building.
LeRoy Lipman, Jr. - Petitioner

3rd District

HEARING: Monday, July 10, 1972 (10:00 A.M.)

The Office of Planning and zoning will offer no comment on this petition at this time.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 19, 1972

COUNTY OFFICE BLDG.
111 E. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Mr. and Mrs. LeRoy Lipman
3424 Janellen Drive
Baltimore, Maryland 21208

RE: Petition for Valance
Item: 196
LeRoy Lipman, et ux -
Petitioner

Dear Mr. and Mrs. Lipman:

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 attached comments are
a result of this review and inspection.

The subject property is located on the northwest corner
of Janellen Drive and Dorian Road. The property is improved with
a one story brick and frame ranch home that is well maintained.
There is a retaining wall that runs along the northern boundary
of said property, which overlooks the property on the north. There
is an existing swimming pool on the property to the southwest of the
subject site as well as other residential dwellings in this vicinity.
A portion of the rear of the property is enclosed with a chain link
fence.

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 72, 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, Chairman

JOHN J. DILLON, JR.
Zoning Technician II

OLM:JJJ:etc
Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date June 5, 1972

ATTN: Oliver L. Myers

FROM: Ellsworth N. Dyer, P.E.

SUBJECT: Item #196 (1971-1972)

Property Owner: LeRoy Lipman, et ux

3424 Janellen Drive

Present Zoning: D.R. 2

Proposed Zoning: Variance from 400.1 to permit an accessory

building outside 1/3 lot farthest from street

and permit setback of 75' instead of required 85'

District: 3rd

No. Acres: 31,450 sq. ft.

General:

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 #196 (1971-1972).

Ellsworth N. Dyer
P.E.
Chief, Bureau of Engineering

ENCLOSURES

0-W Key Sheet
39 NW 1/4 Position Sheet
NW 20 E Topo
68 Tax Map

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM # 196
May 24, 1972

TOWSON, MARYLAND 21204

Property Owner LeRoy Lipman et ux

District 3

Present Zoning D.R. 2

Proposed Zoning VAR.

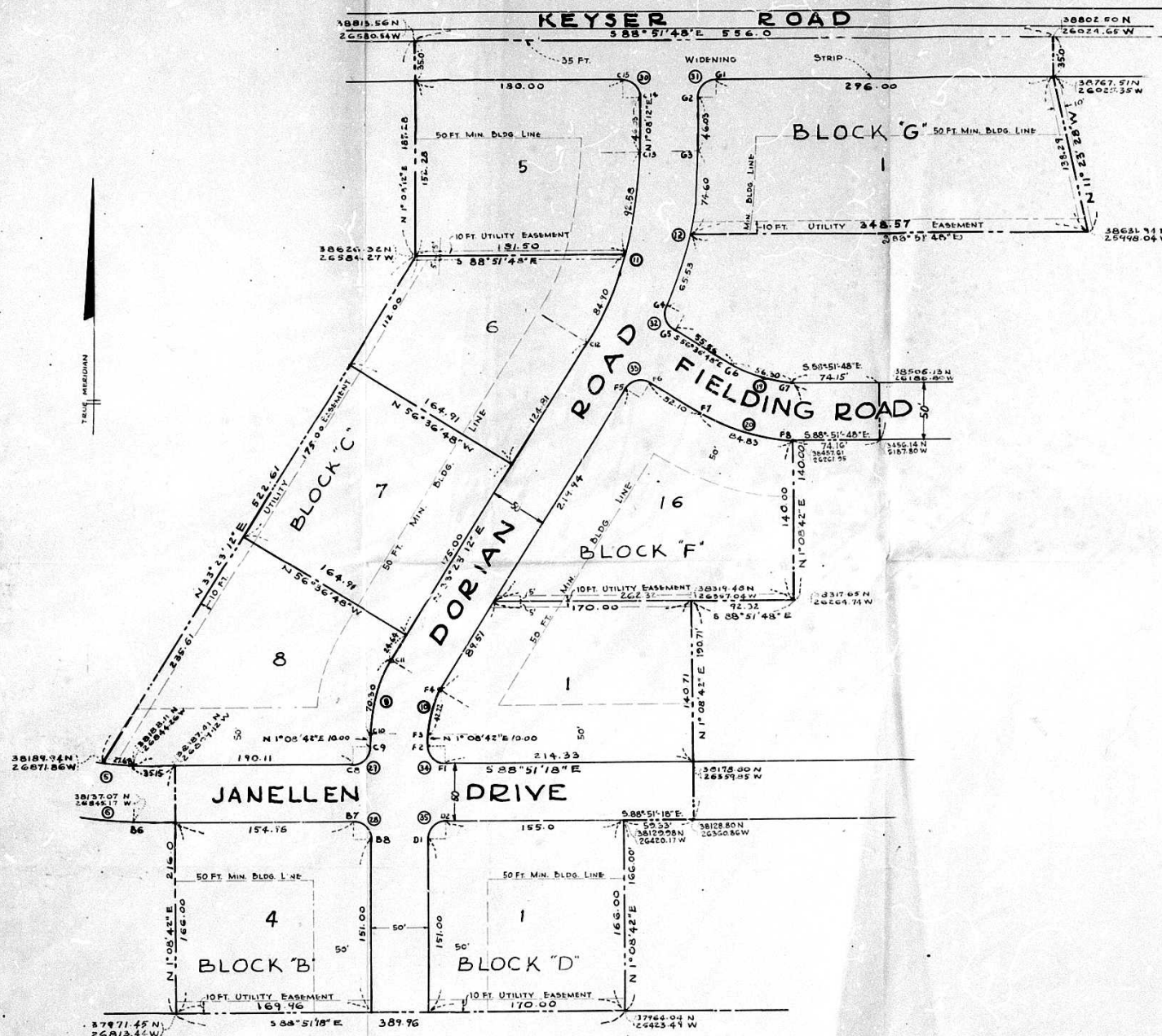
No. Acres 31,450 ±

NO BEARING ON STUDENT POPULATION

M. EMBLE PARSONS, President
EUGENE C. WEISS, Vice President
MRS. ROBERT L. BERNY

MRS. JOHN H. BRIDGES
JOSEPH N. MCGOWAN
ALVIN LORICH

T. BAYARD WILLIAMS, JR.
RICHARD W. PRATER, M.A.P.
MRS. RICHARD A. VUETTEL



CURVE DATA						
NO.	RADIUS	CENTRAL ANGLE	TANG. BEAK OF CRO'D	CHD. LEN. TH	ARC	
5	300.00	32°14'13"	78.97	115.44	154.57	155.63
6	300.00	32°14'13"	101.19	174.40	194.59	196.97
9	125.00	32°14'13"	36.15	117.15	57.45	70.36
10	75.00	32°14'13"	21.68	117.15	41.66	42.22
11	315.32	32°15'00"	91.25	117.54	175.19	177.51
12	365.32	32°15'00"	105.65	117.54	202.97	205.23
19	100.00	32°15'00"	28.92	117.54	55.56	65.30
20	150.00	32°15'00"	43.38	117.54	83.34	84.83
26	15.00	90°00'00"	15.00	5.45	15.00	23.56
27	15.00	90°00'00"	15.00	5.45	15.00	23.56
30	15.00	90°00'00"	15.00	5.45	15.00	23.56
31	15.00	90°00'00"	15.00	5.45	15.00	23.56
32	15.00	101°22'00"	18.32	115.08	23.21	4.54
33	15.00	90°00'00"	15.00	5.45	15.00	23.56
34	15.00	90°00'00"	15.00	5.45	15.00	23.56
35	15.00	90°00'00"	15.00	5.45	15.00	23.56

COORDINATES		
POINT	NORTH	WEST
B6	38137.07	26345.17
B7	38134.48	26455.12
B8	38119.19	26440.43
C8	38184.47	26654.12
C9	38199.17	26638.83
C10	38204.17	26638.83
C11	38275.47	2618.26
C12	38544.39	26434.48
C13	38715.68	26387.50
C14	38757.70	26386.58
C15	38774.99	26401.28
D1	39118.19	26590.44
D2	38132.88	26575.14
F1	38182.87	26574.14
F2	38148.17	26585.84
F3	38208.17	26588.64
F4	38247.45	26576.27
F5	38506.34	26405.98
F6	38510.61	26385.28
F7	38481.94	26341.78
F8	38457.21	26262.20
G1	38173.40	26321.30
G2	38758.70	26336.59
G3	38712.68	26337.51
G4	38576.67	26346.71
G5	38554.26	26360.65
G6	38523.49	26314.26
G7	38507.61	26260.94

NOTES:

The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

The requirements of Section 72 of the Annotated Code of Maryland Article 17, 1956 Supplement, as far as they relate to the making of this plat, have been complied with.

EMANUEL J. PLEET & WIFE

JACOB LAND & WIFE

BY Arthur Bacharach

BY James Land

REGISTERED LAND SURVEYOR

OWNERS OF LAND SHOWN HEREON

The bearings shown on this plat are referred to the TRUE MERIDIAN as established by the Metropolitan District of Baltimore County. Coordinates are referred to the Baltimore County coordinate system and are based on the following Traverse Stations:

No. X-150B 38581.21 N 27406.62 W
No. X-1509 39018.54 N 27191.37 W

GLB 23 FOLIO 110

OFFICE COPY

RECEIVED for Record
JAN 10 1957 at
same day recorded in Liber
C. 1. 3. To
One of the Records of
Baltimore County and ex-
amined, per

George E. Gault
Clerk

GLENMAR SECTION 2 3RD. DISTRICT BALTIMORE COUNTY, MARYLAND	
Mrs. EMANUEL J. PLEET - Mrs. JACOB LAND 4001 DUVAL AVENUE, BALTIMORE, MD. OWNERS & DEVELOPERS	SCALE 1"=50'
OFFICE OF BACHARACH & BACHARACH ARCHITECTS & ENGINEERS 1606 KELLY AVE. BALTIMORE 9, MARYLAND	DATE: 10-22-56 JOB 23 51

APPROVED FOR HIGHWAYS DEPT. OF BALTIMORE COUNTY <u>Robert G. Thompson</u> COUNTY ENGINEER	APPROVED FOR BALTIMORE COUNTY PLANNING BOARD <u>James H. Smith</u> DIRECTOR	APPROVED FOR STATE HEALTH DEPARTMENT <u>William N. P. White, Jr.</u> DEPUTY STATE AND COUNTY HEALTH OFFICER
DATE: 4/14/57	DATE: 4/14/57	DATE: 1/1/57