

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LeRoy Lipman, Jr., & W. F. legal owner of the property situate in Baltimore nty 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)

Existing septic system would have to b's moved in order to locate pool in the rear 1/3 of lot. To move pool farther 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 creet a nuisance to adjacent property owner.

5. To place pool on approximately a 30° angle from house to keep within the rear 1/3 of lot would detract free: the overall appearance of the property and would decrease its resale would detract from the overall appearance of the property and would decrease its reas value. It would also cause one corner of the pool to intersect the septic tank fill line.

r.operty is to be posted and advertised as prescribing, or we, agree to pay expenses of above Variance advition, and further agree to and are to be bound by the ecribed by Zoning Regulations.

e advertising, posting, etc., upon filing of this or All the zoning regulations and restrictions of the coning regulations and restrictions of the coning the zoning regulations and restrictions of the coning the zoning regulations. Marcy L L pluces Balto, Md. 21208

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_13th\_\_\_

19/ 2, that the subject matter of this petition be ad

Protestant's Attorney

T

July 26, 1972

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

Petition for Variance NW/corner of Janellen Drive and Dorian Road - 3rd Dis-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

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

PETITION FOR VARIANCE NW/corner of Janellen Drive and Dorian Road - 3rd Dis- :

DEPUTY ZONING COMMISSIONER

trict LeRoy Lipman, Jr., et ax - : Petitioners NO. 73-6-A (Item No. 196) : ... ... ...

BALTIMORE COUNTY 111 111

The Petitioners have withdrawn their Petition, therefore IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this \_ Z6 TH day of July, 1972, that the said Potition be and the same it hereby DISMISSED without prejudice.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site Eveld 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 northwest 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 force.

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 "", nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near

Very truly yours,

Zoring Technician II

OLIVER L. MYERS, Chairman JOHN J. DILLON, JR.

The subject property is located on the northwest corner

fr. and Mrs. Leroy Lipman 44 Janellen Drive

altimore, Maryland 21208

Dear Mr. and Mrs. Linman:

OLM:JJD:vtc

OLIVER : MYERS

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC UNG NEEDING

STATE ROADS COMMISSION BUREAU OF FIRE PREVENTION

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

INDUSTRIAL DEVELOPMENT

Tune 19, 1977

RE: Petition for Vaiance

Item 196 Lero; Lipman, et ux -

Deputy Zoning Commissioner of Baltimore County

SURVEYOR'S DESCRIPTION:

PROPERTY KNOWN AS 3424 JANELLEN DRIVE

BEGINNING at the Northwest Corner of Janellen Drive and Dorign

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

as Lot 8 Block C in the Sub-divisies 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

## BALMMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO 5. Eric DiNenna ATTN: Oliver L. Hyers

Date June 5, 1972

FROM Ellsworth N. Diver, P.E.

SUBJECT Item #196 (1971-1972)
Property Owner: Lerby Lipsan, et ux
Mid damelles Drive
Proposed Zen'ng: D.R. 2
Proposed Zen'ng: Variance from h00.1 to permit an accessory
building outside 1/3 lot farthest from street
and permit methack of 751 instead of required 851

District: 3rd No. Acres: 31,650 sq. ft.

Ealtimore County utilities and highway improvements are not involved. This office has no furthernoment in regard to the plan submitted for Zoning Advicory Committee review in connection with this Item #195 (1971-1972).

Down Tor Duie ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

EMD: EAM: FWR: 58

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. 5. Eric DiNenna, Zoning Commissioner Date July 5, 1972

FROM Norman E. Gerber, Office of Planning

SUBJECT Petition #73-6-A. Northwest corner of perillen Drive and Dorian Road.

Petition for Variance for an Accessory Wilding.

LeRay 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.



BOARD OF EDUCATION OF BALTIMORE COUNTY

May 23,1971

TTYM # /96

TOWSON, MARYLAND 21204

Property Owner LERBY LIPMING ET UK

District 3

Present Zoning Da 2

Proposed Zoning VAR

No. Acres 3/ 450 0

NO BEARING ON STUDENT POPULATION

ALVIN LONGO

DEPARTMENT OF TRAFFIC ENGINEERING

EVOENE J. CLIPTORD. P.E.

June 8, 1972

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item 196 - ZAC - May 23, 1972 Item 196 - ZAC - Nay 25, 1972
Property Owner: Leroy Lipman ac ux
3424 Janullen Drive
Variance from 400.1 to permit an accessory
building outside 1/3 lot farthest from strerand permit setback of 75' instead of req. 85'
District 3

No traf c problems are anticipated by the requested

Very truly yours,

Michael S. Fianigan Traffic Engineer Associate

Baltimore County Fire Department



Maryland 21204

025-7310

June 7, 1972

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: M-. Oliver L. Myers, Chairman Zoning Advisory Committee

Re: Property Owner: Leroy Lipman et ux Location: 3424 Janellen Drive

Item No. 196

Zoning Agenda May 23, 1972

Gentleman.

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by .ne Department of Public Nords

A second means of vehicle access is required for the site.
 The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Hepartment.

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

of operations.

The buildings and structures existing or proposed on the site shall comply with all applicable requirements of t'. National Pire Protection Associator Standard No. 101

The Life Safety Code", 1970 Edition prior to occupancy. Site pians are approved as drawn.

The Pire Prevention Bureau has no comments at this time.

Reviewer: H 200

Planning Group Special Inspection Division

Deputy Chief Fire Prevention Bureau

mls 4/25/72

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GEORGE E. GAYRELII Director Jofferson Building Suite 301 Tourson, Md. 21284 494-3211

Mr. S. Eric DiNenna, Zoning Commissione Zoning Adviscry Committee
Office of Planning and Zoning
Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Di Nennas

Comments on Item 196, Zoning Advisory Committee Meeting, May 23, 1972.

Property Owner: Leroy Lipmon et ux Location: 3424 Janellen Driv 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 req. 85" Districts 3 No. Acres: 31,450 square feet

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

June 29, 1972

Richard B. Williams Project Planning Division Office of Planning and Zoning

TAIS IS TO CERTIFY THAT I HAVE LOCATED IMPROVEMENTS ON THE LOT SHOWN HEREON SAID IMPROVEMENTS ARE ENTIRELY WITHIN BOUNDARY LINES OF SAID LAND. Weeley & Tark \_\_\_ LOT " B BLOCK C SECT. 2 GLEAMAR G. L. B. #23 Fould 110 ELECTION DIST. 3 CONTAINING 31,450 SZ.FT. 1 LOT A 5 1508:42" W- 10.0. ---- N. 88°- 51: 18'W. - 190.11'---ENISTING ZS'MACADAM 12" WATER JANNELLEN (SOWIDE) DR. O"SEWER LOCATED SOO'S OF TANELLEN DR. AT BIRD HOLLOW RD. PLAT OF BALTO, Co.

3424 JANNELLEN DR. SCALE 1'- 50' NOV. 25,1970 WESLEY W. TARR-SURVEYOR

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

DATE July 20, 1972 ACCOUNT 01-662

M. 3757

Ira C. Rigger, Inc. 10100 Marble Court Cockeysville, MA 21030 Advertising and posting C #73-6-4

BALTIMORE COUNTY, MARYLAND OFFICE OF FIN CE - REVENUE DIVISION MIS - LLANEOUS CASH RECEIPT

DATE June 19, 1972 ACCOUNT 0. 662

AMOUNT \$ 25.00

DISTRIBUTION Prod D. McCanley
310 Ridgemeds Road
Baltinors, Mt. 21210
Fetition for Variance for LeBoy Lipsan, Jr.
773-6. 30 0 12 cm 1 CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was sublished in THE JEFFERSONIAN, a weekly newspaper printed 19 72, the first publication appearing on the 22nd day of June 19\_72\_.

THE JEFFELSONIAN. ruk Striction

Cost of Advertisement, \$\_\_\_\_\_

ORIGINAL OFFICE OF

O COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 June 26, 19 72

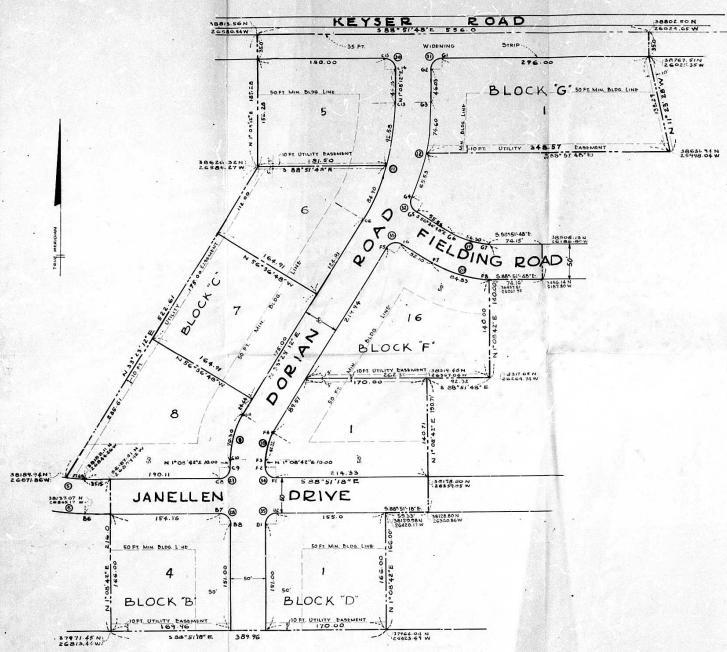
THIS IS TO CERTIFY, that the annexed advertisement of

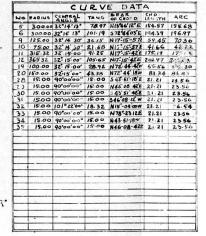
S. Eric Dinenna, Zoning Commissioner of Baltimere County was inserted in THE COMMUNITY TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for One week/ before the 26th day of June, 19 72that is to say, the same was inserted in the issue of June 22, 1972,

STROMBERG PUBLICATIONS, Inc.

PETITION	MAPPING			PROGRESS			SHEET			
	Wall Map		Original		Duplicate		Tracing		200 Sheet	
FUNCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline						 			3	
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:					ed Pl gaino		or de	script	ion	_Yes
Previous case:				Мар	#					_,,,0





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<b>B7</b>	3813448	2665512
38	38119.19	26640.43
ca	38 184 47	26654.12
C 9	38199.17	2663885
C 10	38 20917	2663863
CII	38 275.47	24618.56
C 12	3 8 546.39	26439.48
C13	387/3.68	26387.50
C 14	3 875970	26386.58
C 15	53774.99	26 401.28
PI	39118.19	26590.44
D2	3 8/32.88	26575.14
FI	38182.87	26574.14
F2	39198.17	26588-84
F3	38208.17	26588.64
F4	38247.95	26576.27
F5	38606.34	26405.98
F6	38510.61	26 38 5 28
F7	38481.94	26541.78
FB	38 457.21	26262.20
GI	38773.40	26321.30
G2	38758-10	26536.59
G.3	38 712.68	26337.51
G4		26366.71
G 5		26360.65
46		26314.26
G 7	38507.61	26260.94

## NOTES:

"The streets and/or roads as shown hereon and the mention there of in deeds are for the surpose of description only and the same are not intended to be dedicated to public use; the fee simple title there of 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 seen complied with.

EMANUEL J. PLEET WIFE

JACOB LAND & WIFE

OWNERS OF LAND SHOWN HERE ON

REGISTERES LAND SURVEYOR

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-1508

38581.21 N

27406.62W

No.X-1509 39018.54N

2719 1.37 W

GLB 23 FOLIC 110

OFFICE COPY

GLENMAR SECTION 2

3RD DISTRICT BALTIMORE COUNTY MARYLAND

MR EMBS EMANUEL SPITET - MR (MBS JACO) LAND
4001 DUVALL AVENUE DALTHORE MU.

OFFICE OF

BACHARACH & BACHARACH
ARCHITECTS & ENGINEERS
1606 MELLY AVE
BALTIMORE O MARYLAND
21

APPROVED FOR HIGHWAYS DEPT. OF BALTIMORE COUNTY

OF THE PROPERTY PARTY

OF THE PROPERTY PARTY

Approved For Baltimore County Planning Board

NG BOARD APPROVED FOR STATE HEALTH DEPARTMENT

L. 4,1757 Warning N. O. Warth. In S.

DEPUTY STATE AND COUNTY HEALTH OFFICER DAY

DEPUTY STATE AND COUNTY HEALTH OFFICER DAY

13/1012 Section

TELEVISION BENEFIT OF STREET

S. Annual Control of the Property of the Party of the Par