

73-119-A (20m x 50) **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Laurence & Frances Miller, legal owner(s) 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) to be located outside of the third of the lot farthest removed from both streets, and to permit a side yard of 25 feet instead of the required 35 feet.

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

To utilize that portion of my property permitted by zoning and building regulations would necessitate a smaller, standard pool (12' x 24') which could not be used for diving or a custom pool (14' x 32') which would cost twice as much to install since it would be concrete.

In either case, both would fall under my overhead electric service which would force me to place same underground at great expense.

Also, more than half the pool would fall within that area of my property which only gets morning sun and would be very undesirable.

Lastly, the pool would be in such close proximity to my screened patio as to create a narrow walkway (2') between pool and patio.

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 Laurence E. Miller
Address 122 E. Timonium Road
Timonium, MD 21093

Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of September 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 6th day of November, 1972, at 10:45 o'clock.

Eric D. DiMenna
Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

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ORDERED By The Zoning Commissioner of Baltimore County, this day

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Eric D. DiMenna
Zoning Commissioner of Baltimore County.

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Eric D. DiMenna
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: October 31, 1972

FROM: Norman L. Gerber, Office of Planning and Zoning

SUBJECT: Petition #73-119-A - Northeast corner of Timonium Road and Midridge Road

Petitioners - Laurence and Frances Miller

8th District

HEARING: Monday, November 6, 1972 (10:45 A.M.)

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

NEG:rw

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 23, 1972

Mr. Laurence E. Miller, Jr.,
122 E. Timonium Road
Timonium, Maryland 21093

RE: Variance Petition
Item 50
Laurence & Frances Miller - Petitioners

Dear Mr. Miller:

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 Timonium Road and Midridge Road, in the 8th District of Baltimore County. This property is currently improved with an attractive one-story dwelling with an attached screened patio at the rear of the dwelling. There are residential homes existing along Timonium Road in each direction and along Midridge Road, as indicated on the subject plan. The petitioner's property, aside from being a corner lot, which places restrictions on accessory structures, also has a severe slope condition to the rear of this property, and from a site plan not shown the proposed location of the proposed swimming pool is apparent.

This petition is necessary for filing on the date of the public hearing on this petition, 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,
John J. Dillon, Jr.
Chairman,
Zoning Advisory Committee

JJD:JD
Enclosure

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Office of Engineering
ELLSWORTH N. DYER, P.E. CHIEF

September 19, 1972

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #50 (1972-1973)
Property Owner: Laurence and Frances Miller
122 East Timonium Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 400.1 to permit an accessory building (swimming pool) to be located outside of the third of the lot farthest removed from both streets.
District: 8th No. Acres: 71' x 125'

Dear Mr. DiMenna:

Since no further Highway Improvements are required at this time and all public utilities exist, this office has no further comment in regard to this zoning item.

Very truly yours,
Ellsworth N. Dyer, P.E.
Chief, Bureau of Engineering

END:ENR:ND:iss
2-NE Key Sheet
55 NW 1 Position Sheet
NW 1/4 200' Topo

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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

the above Variance should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community. Variances to permit an accessory building (swimming pool) to be located outside of the third of the lot farthest removed from both streets; and to permit a side yard of twenty-five (25) feet instead of the required thirty-five (35) feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of November, 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 an accessory building (swimming pool) to be located outside of the third of the lot farthest removed from both streets; and to permit a side yard of twenty-five (25) feet instead of the required thirty-five (35) feet, subject to the approval of a 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 facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of November, 1972, that the above Variance be and the same is hereby DENIED.

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 following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

the above Variance should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community. Variances to permit an accessory building (swimming pool) to be located outside of the third of the lot farthest removed from both streets; and to permit a side yard of twenty-five (25) feet instead of the required thirty-five (35) feet

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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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of November, 1972, that the above Variance be and the same is hereby DENIED.

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 following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

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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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of November, 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR

October 17, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 50 - ZAC - September 12, 1972
Property Owner: Laurence and Frances Miller
122 East Timonium Road
Variance from Section 400.1 to permit an accessory building (swimming pool) to be located outside of the third of the lot farthest removed from both streets
District 8

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

972-7316

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

Attention: Mr. Eric DiNenna, Chairman
Zoning Advisory Committee

Re: Property Owner: Laurence and Frances Miller
Location: 122 East Timonium Road

Item No. 50 Zoning Agenda September 13, 1972

Gentlemen:

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 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at

- EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
 - () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
 - () 6. Site plans are approved as drawn.
 - (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *Paul H. Rein* Noted and Approved: *Paul H. Rein*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

nls
4/23/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 14, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 50, Zoning Advisory Committee Meeting
September 12, 1972, are as follows:

Property Owner: Laurence and Frances Miller
Location: 122 East Timonium Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 400.1 to permit an accessory building (swimming pool) to be located outside of the third of the lot farthest removed from both streets.
District: 8
No. Acres: 71' x 125'

Metropolitan water and sewer are available.

Health Department regulations pertaining to swimming pools must be complied with. Further information should be obtained from the Division of Community Hygiene, Baltimore County Department of Health.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mg
cc: J.A. DiNenna

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director

JEFFERSON BUILDING
TOWSON, MARYLAND 21204
JEFFERSON BUILDING
TOWSON, MD. 21204
410-2211

September 18, 1972

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

Dear Mr. DiNenna:

Comments on Item #50, Zoning Advisory Committee Meeting, September 12, 1972, are as follows:

Property Owner: Laurence and Frances Miller
Location: 122 East Timonium Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 400.1 to permit an accessory building (swimming pool) to be located outside of the third of the lot farthest removed from both streets.

District: 8
No. Acres: 71' x 125'

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

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

Baltimore County, Maryland
OFFICE OF THE BUILDINGS ENGINEER
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204

C. Elmer Hoppert, Jr.
DEPUTY DIRECTOR

October 5, 1972

DEAR MR. DIENNA:

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

Dear Mr. DiNenna:

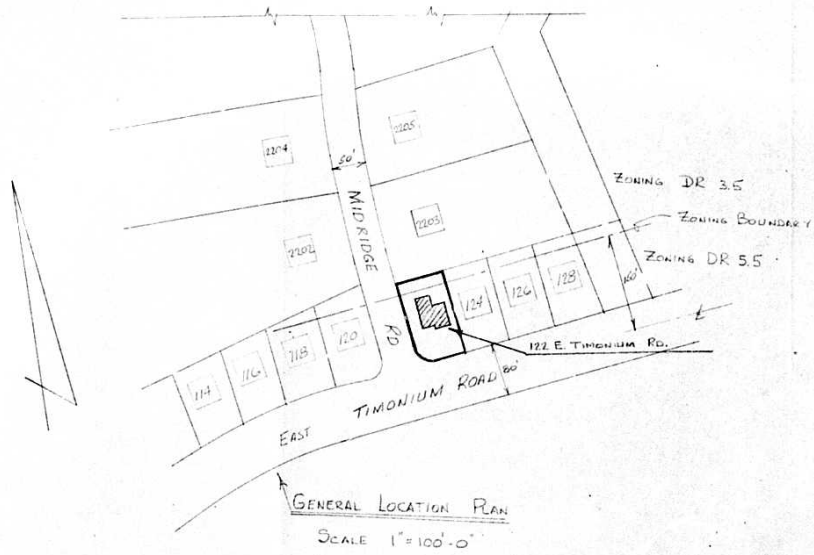
Comments on Item #50, Zoning Advisory Committee Meeting, September 12, 1972, are as follows:

Property Owner: Laurence and Frances Miller
Location: 122 East Timonium Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 400.1 to permit an accessory building (swimming pool) to be located outside of the 3rd of the lot farthest removed from both streets.

"When any structure is to be constructed, the Petitioner shall comply with all applicable requirements of Baltimore County Building Code and legislation."

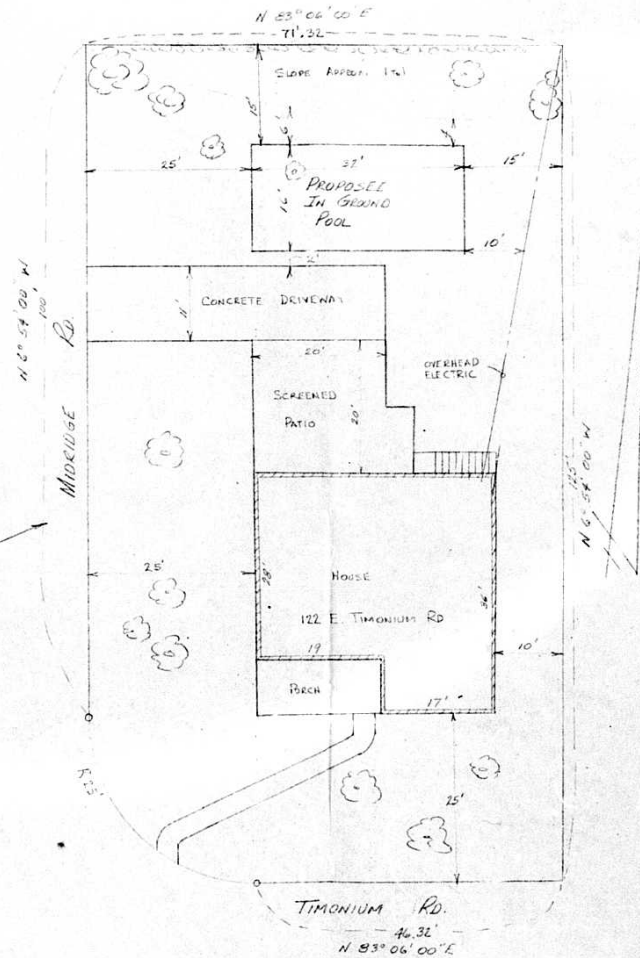
Sincerely,

C. Elmer Hoppert, Jr.
C. Elmer Hoppert, Jr.
Buildings Engineer, (Acting)



HOUSE LOCATION PLAN
SCALE 1"=10'-0"

122 E. TIMONIUM RD
AREA 8602 SQ. FT.
LOT 1 BLOCK C
SECTION 5
HAVERFORD
GLP #21 FAUG #24
BALTO CO DIST # 8
ZONING DR 5.5
EXISTING PUBLIC WATER
& SEWER FACILITIES



MAP 30
ELECTRON
DISTRICT
DATE
TYPE
PLANNING
BY
FINAL
BY

