PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we David & Ilene Freishtat legal owner of the property situate in Baltimore County and which is described in the description at 4 plat attached be eto and made a part hereof

ition for a Variance from Section 400.1 to permit an accessory structure (tennis courts) to be located in the front and side yards in lieu

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)

There is insufficient land in the rear of the house to parmit construction of a tennis court whereas there is ample land to the side of the house which lends itself to the unobtrusive installation of a tennis court.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

1. or we, agree to pay expenses of above Variance advertising, posting, et , upon filing of this thea, and further agree to and are to be bound by the zoning regulations and restrictions of the County appeals of the Zoning Law For Baltimore County, Ilene Freishtat Contract purchaser David Freightat Address Box 319, Old Court Road Petitioner's Attorney Protestant's Attorney ORDERED By The Zoning Commissioner of Baltimore County, this ... 19th.

DEL col. 7.2 pbecember 197. 2. 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, in two newspapers of general circulation throughout Baltimore County, the property be posted, and that the public neuring be that detere the Zoning County of the Building in Towson, Baltimore County in Room 108, County Office Building in Towson, Baltimore

day of January line



ZONING DESCRIPTION

ACCESSORY BUILDING IN A DR-1 ZONE

SECTION 400.1

BEGINNING for the same at the point formed by the intersection of the ortiginal center of Greenspring Avenue with the center of Did Court Road before relocation, thence binding on the center of Did Court Road the four following courses and distances south 77 degrees DG minutes 30 seconds west 50 feet, south 60 degrees 50 senters 39 seconds with 50 feet, south 60 degrees 50 senters 39 seconds west 50 to the country of the court Road the court Road to the cour

CONTAINING 3.53 acres of land more or less.

November 2, 1972

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DI/COX. of Gree

#13-167-4 Page 1881 30

y



BALTIMORE COUNTY MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. S. Eric Di Nenna, Zoning Commissioner Date January 8, 1973 Norman E. Gerber, Office of Planning and Zoning

Petition * 73-167-A. Northwest corner of Green Spring Avenue and Old Court Road Petition for Variance for an Accessory Structure. Petitioner:- David and Ilens Freishlat

3rd District

HEARING:

Morday, January 22, 1973 (11:30 A.M.)

The staff of the Office of Planning and Zoning will offer no comment at this time

NFG:rw

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Mr. David Freishtat Box 319 Old Court Road Baltimore, Maryland 21208 Joes J. 011100. JR.

RE: Variance Petition Item #110 David & Ilene Freishtet - Petitioners

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site fiel' inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made ware of alans or problems with regard to the development plans that may have a bearing on this case. The director and/or Deouty Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested coning.

The subject property is located on the northwest corner of Old Court Road and Greenspring Avenue, in the Jrd District of Baltimore County. This residential (J.8.1) soned property is presently improved with a I's story brick dealling with attached garage. The site is awooded along Greenspring Avenue and the side and rear property lims. The residential properties surrounding the site are also heavily swooded around the residences. The portion of the site which would used for the proposed tennis court has already been graded for same.

This petition is accepted for filing on the date of the emclosed 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, John J Dellan &

CLIVED FOR FILING

Harry R Hughes David H. Fisher

December 29, 1972

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

WE: Z.A.C. Menting
December 19, 1972
Ing December 19, 1972
Ing December 19 December 19 December 1940 I Ilma Freishtat
Location: Old Court Road, and
Greenspring Avenue (Ste. 133)
Present Joning: Variance from Section 400,1

0.P.1
Variance from Section 400.1
to permit an accessory structure (tennis courts) to be located
in lieu of required rear yard. District: 3 No. Acres: 3.53 acres

Attention fr. John J. Sillon

Doar Mr. DiMennas

The subject proposal (tennis court should have no adverse effect on the State Highway.

Very truly yours.

Charles Lee, Chief
Davelorment Engineering Section

ONN E. Muyero

Avi John E. Mayers

Asst. Bevelopment Engineer

CL1JEM1EJS

BALTIMONE COUNTY, MANLAND DEPARTMENT OF HEALTH-



December 29, 1972

Helica Comment

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

Comments on Item 110, Zoning Advisory Committee Meeting December 26, 1972, are as follows:

Property Owner: David and Ilena Freishtat Location: Old Court Road and Greenspring Avenue Present Zoning: D.R. 1 Proposed Zoning: Variance from Section 400.1 to permit an accessory structure, (tennis courts) to be counted in the front and side yards in District 2 No. Acres: 3.53

Recommend that revised plan showing location of under-ground sevage disjosal system and water well be submitted prior to assignment of a hearing date.

Very truly yours,

WMG:nnG

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

T: Itimore County, Maryland Bepartment Of Pablic Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

January 8, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120k

Item #110 (1972-1973)
Property Owner: Tavid and Ilena Freishtat
Old Court Road and Greenspring Avenue
Old Court Road and Greenspring Avenue
Proposed Zondner: Variance from Section hob.1 to permit
an accessory structure (tennis court) to be located in
the front and side yards in lieu of required rear yard
Districts; 3nd No. fores: 3.53 acres

Bultimore County utilities and highesy improvements are not involved. Public water supply and sanitary swerzare are not available to serve this property which is assumed to be employing private omite facilities. The plan should be revised to indicate supply.

Very truly yours, Ja Dies

Chief. Bureau of Engineering

FMD-FAM:FWR:85

O-NW Key Sheet 35 5 36 NW 14 Position Sheet NW 9 D Topo 68 Tax Map

Baltimore County Fire Department



825-7310

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

Jack Pillon
Attention: Mr. Older ZXXXIII Chairman
Zoning Advisory Committee

Re: Property Owner: David and Ilena Freishtat Location: Old Court Road, and Greenspring Avenue

Zoning Agenda Tuesday, December 19, 1972

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

Pire hydrants for the referenced property are required and shall be located at intervals of approved road in accordance with Haltimore 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.

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

of the Fire Prevention Code prior to occupancy or beginnin 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 80. 101

The Life Safety Code". 1970 Edit.on prior to occupancy.

6. Site plans are approved as drawn.

7. The Fire Prevention Bureau has no comments at this time.

Planning Grow Special Inspection Division Noted and

Deputy Chief Pire Prevention Bureau

m1s 4/25/72

Pursuant to the a rtisement, posting of prop	erty, and puous hearing on the above Petition
and it appearing that by reason of the following fin	ding of facts that strict compliance '
with the Baltimore County Zoning R	egulations would result in practi-
cal difficulty and unreasonable ha	rdship upon the Petitioners,
the absent/variance should be had; and it further a	ppearing that by reason of the granting
of the Variance requested not adve	rsely affecting the health, safety
and general welfare of the communi-	¥7
¥	
to permit an accessory structure to be located in the front instead of the required real transfer and transf	cture (tennis courts) Yard and side Yard should be granted
ETT IS ORDERED by the Zoning Commissioner of	1. State
day of	
is granted, from and after the date of this of the current courts) to be located instead of the required rear yard, and ject to the approval of a site. Plan by the State Highway Administration, the Bureau of Public Services, and the Office of Planning a	Zoning Commissioner of Baltimore County
Pursuant to the advertisement, posting of proper	
and it appearing that by reason of	
the above Variance should NOT BE GRANTED.	
IT IS ORDERED by the Zoning Commissioner of	Baltimore County, thisday
of	ariance be and the same is hereby DENIED.
1344	Zoning Commissioner of Baltimore County

	AND DESCRIPTION OF THE PARTY OF
S 1973	
; published	
IONS, Inc.	· ·
	September 1

O COMMUNITE LIME RANDALLSTOWN, MD. 21133 January 8

STROMBERG PUBLICAT

Hy Buti Morgan

THIS IS TO CERTIFY, that the annexed advertisement of 3. Eric Dimenna Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

January 17, 1973

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

Re: Item 110 - ZAC - December 19, 1972
Property Owner: David & Ilena Freishtat
Old Gourt Road and Greenspring Avenue
Verlance from Section 400.1 to permit an
accessory structure (tennis courts) to be
located in the front and side yards in lieu
of required rear yard - District 3

No major traffic problems are anticipated by the requested variance to the front and side yards.

Michael S. Flanigan Traffic Engineer Associate

CERTIFICATE OF PUBLICATION

19. 73

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: December 29, 1972

Mr. S. Eric Dillema Zoning Cornissioner County Office Building Townen, Maryland 2120h

Re: Item #110 ZAG meeting of December 19, 1972
Proporty Ornor: David and Henn Freichtat
Location: December 19, 1972
Proposed Zoning: Table 1, 1972
Proposed Zoning: Table 1, 1972
and State 100.1 to permit an accessory and side yards in lieu of required rear yard.

District: No. Acres: 3.53 acres

Dear Mr. DiNenna:

No effect on student population.

Very truly yours, to wich teterul.

W. Nick Petrovich

0											
PETITION MAP		APPI	PING PROGRESS				SHEET				
FUNCTION	Wall Mop		Original		Duplicate		fracing		200 Sheet		
Descriptions checked and outline plotted on map	date	by	date	by	date	by	date	by	date	by	
Petition number added to outline											
Denied											
Granted by ZC, BA, GC, CA			-							-	
Reviewed by:	/	9	C		d Plan		or desc	riptic		Yes No	

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Patitioner Boold & Blass Freishess

Petitioner's Attorney

5831 181 0 office 6

Jan. 24. 1973ccount 01-662 David Freinhtat, Re 1700 Tower Building Baltimore, Md. 21202 Advertising and posts 52.25mc

