PETITION FOR ZONING VAL.ANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY Arthur L. Kramer legal owner of the property situate in Baltimor ich 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 accusture.

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

- A. Impractic. I for grading:

 1. Nould necessatate the removal of too many established trees.

 2. Nould incure save first costs.

 3. The location is best for wil concerned. The front door just happens to be in an odd place.

see attached description

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

1, we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this tion and further agree to and are to be bound by the roning regulations and restrictions of configuration and restrictions of the configuration of the configuration of the configuration of the configuration and restrictions of the configuration of the conf Kon Main Klavin Call Came Legal Owner 3607 Couter From Pol Peter well a Mid 313 03 Herman Delm Protoggar's Attorney

ed Making Bout Ady

Mil Last 1 ORDERED By The Zoning Commissioner of Baltimore County, this 20th February . 197 3. that the subject matter of this

9th day of April . 197 3 .. at 11490 .o'clock

OROFE P.

1 dian

Further L. Fryner 1-29 Anter Fyrts, Ross Plagsville, Mg. 2022

DESCRIPTION

Being Incates on the north-est side of Arton Farms Poad, approximately 1,100 ff. month of Sursan Drive and reconque attents the Land Medicage of Baltimore Sounty in Plat monk 17, Failo 18.

RE: PETITION FOR VARIANCE from Section 400. 1 of the Baltimore County Zoning

VW/S of Anton Farms Road 3rd District

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Arthur L. Kramer, et ux

ORDER OF DISMISSAL

Petition of Arthur L. Kramer, et ux for Variance from Section 400.1 of the Baltimore County Zoning Regulations, on property located on the northwest side of Anton Farms Road 1100 feet north of Dordon Drive, in the 3rd District of Bultimore County

WHEREAS, the Board of Appeals is in receipt of a dismissal of appeal filed August 23, 1973 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Protestant-Appellant in the above entitled matter.

WHEREAS, the said attorney for the said Protestent-Appellant requests that the appeal filed on behalf of the said Protestant be dismissed and withdrawn as of August 23, 1973.

IT C HEREBY ORDERED, this 23rd day of August, 1973, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

Reiter, Jr. Aging Chairman

BEFORE

No. 73-236-A

RE: PETITION FOR VARIANCE NM/S of Anton Farms Road, 1100' N of Dordan Drive -3rd District Arthur L. Kramer, et ux -REPORE THE DEPUTY ZONING COMMISSIONER Arthur L. Kramer, et ux - : Petitioners .O. 73-236-A (Item No. 152) : OF BALTIMORE COUNTY

111 :::

This Petition represents a request for a Variance from Section 400.1 of the Baltimore County Zoning Regulations, to permit an accessory structure (tennis court) in the side yard area of an existing dwelling located on the northwest side of Anton Farms Road, 1100 feet north of Dordan Drive, in the Third Election District of Baltimore County. Said property consists of approximately three (3) acres and is improved with a residence and substantial landscaping. A portion of the property, however, has been left in undisturbed woodlands.

Testimony by the Petitioners was to the effect that the existing residence had been setback approximately two hundred (200) feet from Anton Farms Road and had been placed at an angle to said road in order to take advantage of the existing contours of the land. The proposed tennis court is also located so as to take advantage of grades and to prevent the removal of existing woods. The court will be located approximately twenty-five (25) feet from the nearest or adjoining property line and will be approximately three (3) to four (4) feet below natural grades with a retaining wall being constructed along the southern and easternmost boundaries. This grading will, in effect, make the tennis court less visible from the adjoining property, which is improved with a dwelling and switming pool at the rear thereof.

The Petitioners' architect indicated that an earth mound approximately three (3) feet high had been constructed between the proposed tennis court and the adjoining property, and that additional mounding, as well as trees, were planned prior to completion.

ACCLIVED FOR

IN THE MATTER OF ARTHUR L. KRAMER, ET UX

FOR VARIANCE FROM SECTION

400, 1 OF BALTIMORE COUNTY ZONING REGULATIONS NW S ANTON FARMS ROAD, 1100' N OF DORDAN DRIVE,

Mr. Clerk:

Please enter a Dism.ssal of the above entitled case on

behalf of Stephen R. Krause,

Baltimore, Maryland, 21201

BEFORE THE

OF APPEALS

COUNTY BOARD

CASE NO. 73-236-A

Nathan Hamburger, Esq.
13th Floor, First National Bank Building
Baltimore, Maryland, 21202

Mr. Stephen R. Krause 3607 Anton Farms Road Baltimore, Maryland, 21208

The architect also indicated that the original lighting had been redesigned and reduced in height so as to be not more than fifteen (15) feet above the level of the tennis court.

Mr. Stephen R. Krause, who lives on the adjoining proper-3607 Anton Farms Road, appeared in protest to the proposed Variance. Mr. Krause objected to the tennis court on the basis that the visibility of the court, the lights, and the noise eminating from the court would interfere with the privacy and enjoyment of his outdoor living area, which consists mainly of a lawn, swimming pool, and patio area.

An onsite field inspection of the subject property revealed a graded out area which is intended to be the location of the proposed tennis court. The topography of the subject property, as compared to that of Mr. Krause's property, is such that the surface of the tennis court will not be visible from Mr. Krause's rear yard, however, it is apparent that a portion of the fencing that will be located around the tennis court and the lighting will

The tennis court, for all practical purposes, is located at the rear of the lot. However, technically, as interpreted by the Zoning Commissioner and defined by the Baltimore County Zoning Regulations, the court will be located within the projected side

After reviewing the above testimony and on the basis of onsite field inspection, it is the opinion of the Deputy Zoning Commissioner that the Petitioners have proven hardship and/or practical difficulty with regard to the placement of the tennis court in relationship to their side yard. If the Petitioners had chosen to orient their home at right angles to the Anton Farms Road, the swimming pool, as presently located, would be in the rear yard, eliminating any necessity for a Variance. Grades and other physical features of their lot prohibit the logical location of the court at any other point.

RE: PETITION FOR VARIANCE NW/S of Anton Farms Road, 1100' N of Dordan Drive, 3rd District

Arthur L. Kramer, et ux,

No. 73-236-A (Item No. 152)

BEFORE THE DEPUTY ZONING OF

BALTIMORE COUNTY

Stephen B. Krause, one case owners of the property, No. 3607 Anton Farms Road, by Herman Berlin, his Attorney, appeals from the findings and action and Order of the Deputy Zoning Commissioner. dated April 18, 1973.

Herman Berlin 111 North Charles Street nore, Maryland, 21201



Therefore, 1T IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this /- day of il, 1973, that a Variance to permit the subject tennis court in the side yard area of the existing dwelling is hereby GRANTED, subject, however, to the following restrictions:

1. That the Petitioners' plan be revised to indicate an earth mound of similar height to the nest of the tennis court; and that the earth mound and tennis court be screened with landscaping to include trees or shrunbery at least five (5) feet in height at the time they are planted.

That any lighting placed around the tennis court not be higher than fifteen (15) feet above the surface of the tennis court, and that such lighting be turned off not lat-er than 10:30 P. M.

That the site plan be approved by the Department of Public Works and the Office of Planning and Zoning.

- 3 -

Deputy Zoning Commissioner of

FOR

- 2 -

NOV 30 1973



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



February 23, 1973

DONALD J. ROOP, M.D., M.P.H.

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

Dear Mr. DiMenna:

HVB:ma

Comments on Item 152, Zoning Advisory Committee Meeting February 20, 1973, are as follows:

Property Owner: Arthur L. Krams Location: 1509 Anton Parse Road Present Zoning: D.I. 1 Proposed Econing: Variance from Section 400.1 to permit an accessory structure in the side yard instead of required rear yard.

Property is served by an approved water well. Underground sewage disposal system appears to be working satisfactorily.

Very truly yours,

THOMAS M. Daviin, Director BURRAU OF ENVIRONMENTAL SERVICES

BALTIMY RE COUNTY, MARYLAND JEFFERSON SUILDING TOWSON, MARYLAND S1884



DEPARTMENT OF TRAFFIC ENGINEERING

April 10, 1973

Mr. 5. Eric DiMenna Zoning Commissioner County Office Building Towson, Meryland 21204

Re: Item 152 - ZAC - February 20, 1973 Property Owner: Arthur L. Kramer 3609 Anton Farms Road Varience from Section 400,1 to permit an accessory structure in the side yerd instead of required rear yard - District 3

No traffic problems are anticipated by the requested variance to

Very truly yours,

Michael S. Flo Michael S. Flanigan Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG 111 W Chrispeake Ave Tokson, Warriant 21204

April 2, 1973

000 100N J. DILLON, 1R.

Mathan Hamburger, Esq., Ist Mational Bank Building Baltimore, Maryland 21202

MEMBERS

BUREAU OF TRAFFIC ENCREENING STATE BOADS COMMISSIO

BUZLAN OF FIRE PREVENTION HEALTH DEPARTMENT PROPERTY OF ANNING A CONTRACTORNE

Colored AMERICAN ZONNO ADMINISTRATION

RE: Variance Petition Item 152 Arthur L. Kremer - Petitioner

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

These comments are not intended to indicate the moreoriate-mess of the porting action requested, but to extent but on parties are made swere of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Coning Commissionar with recommendations as to the appropriateness

The subject property is located on the northwest side of Anton Farms Road, exproximately 1,100 feet north of Jordan Rolve, in the 7d District of Baltimore County. This residential (J.R.) zoned property is currently improved with a large one family chelling. The property to the rare of the chelling is a wooked seek. The adjacent properties on either side are improved with large single innity chellings.

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 then 90, one more than 90 days after the date on the filing certificate, will be forwarded to

JOHY J. DILLON, R.,

JJD: GAE: JD

(Enclosure)

cc: John P. Donofrio, Inc. 11 E. Main Street, Vestminster, No. 21157

BALLMORE COUNTY, MARYLEND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiMenna, Zoning Commissioner Date April 6, 19/3

FROM Norman E. Gerber, Chief

Land Use Master Plans
SUBJECT Patition # 73-236-A. Northwest side of Anton Farms Rd. 1100 feet North of Petition for Variance for Variance for an Accessory Structure
Petitioner - Arthur L. Kramer

3rd District

HEARING: Monday, April 9, 1973 (11:00 A.M.)

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



15 16N

Baltimore County. Maryland Bepartment Of Bublic Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204 March 13, 1973

Re: Item #152 (1972-1973)

Baltimore County utilities and highway improvements are not involved. Public unter supply and sanitary sewerage are not available to serve this property which is utilizing private onsite facilities.

Very truly yours,

Item 5152 (197c-1975)
Property Owner: Arthur L. Kramer
3609 Anton Farms Road
Frencht Zoning: Lak. 1
Proposed Zoning: Variance from Section h00.1 to permit
an accessory strycture in the side yard instead of

required rear yard District: 3rd No. Acres: 3 acres

30 Die

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

Dear Mr. DiMenna:

END: EAM: FWR: 55

C-NW Key Sheet 38 & 39 NW 20 Position Sheet NW 10 E Topo 68 Tax Map

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oded for . VARIANCE	
ARTHING L. BRANK	2
NW/SINE OF AW	TON JARKS R.S. MOST. HOT
DORDAN DRIVE	

3609 ANTON FARM ROAD

red by Chilan M. Mul

236-A

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19.73...

Cost of Advertisement, \$_____

CERTIFICATE OF PUBLICATION

ublished in THE JEFFERSCNIAN, a weekly newspaper printed



Samme IMES

RANDALLSTOWN, MD. 21133 March 26 - 19 73

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

was inserted in THE COMMUNITY TIMES, a weekly newspace; published in Baltimore County, Maryland, once a week for one xoccention

weeks before the 25 day of March 19 73, that is to say, the same was inserted in the issues of March 22, 1973.

STROMBERG PUBLICATIONS, Inc.

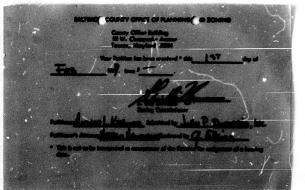
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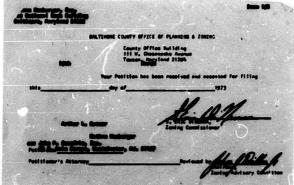
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73-236-A

District. 3 14	The second secon
	Date of Porting 1/405 9-197
Posted for: APPSAL	
Petitioner: ARTHUR L KR	AMER.
Location of property: M.S. OF A	AMER. NTON FARMS Rd. 1100 FT. N. OF BURG.
LORGAN 1	ZIV.
Location of Signs: 3609 A	UTOU FARMS Rd.
Remarks:	
Posted by Chal 11: Man	2 Date of return: VAUE 23-1973

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Previous case:										No



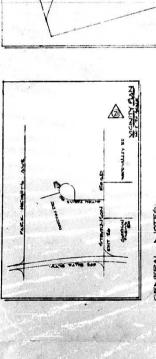


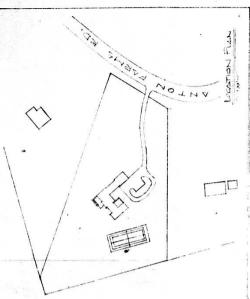
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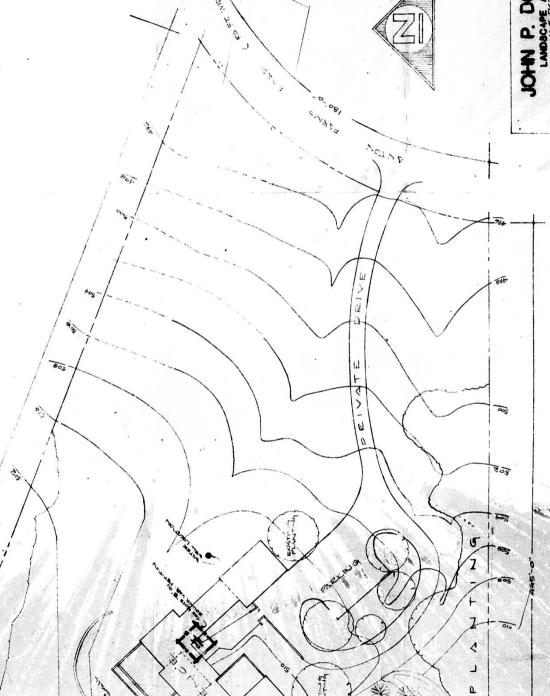
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JOHN P. DONOFRIO
LANDSCAPE ARCHITECT

SCALE:	THE MESSION OF
DATE:	AUTHUR L. KRAMER
AEVISED:	BLOS ANTON FARMS KAND
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