

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, I. Alvin Pasarew, 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 structure (tennis court) in the side yard 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)

Grade Difficulty, there are severe grades in the rear of existing dwelling, which would create many practical difficulties and extreme financial hardship, if required to be located as per present zoning requirements.

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

I. Alvin Pasarew  
Legal Owner

Address: Box 320A Old Court Rd.  
Pikesville, Maryland

Protestant's Attorney

Box 320A Old Court Rd.  
Pikesville, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day

ORDERS RECEIVED FOR FY 1973

DATE FILED  
SECTION  
DATE  
BY

4-11-74  
#63

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**



**PETITION AND SITE PLAN EVALUATION COMMENTS**

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

October 5, 1973

COUNTY OFFICE BLDG  
111 S. CALVERT ST.  
TOWSON, MARYLAND 21284

JOHN J. DILLON, JR.  
Chairman

MEMBERS  
SULLY OF ENGINEERING  
DEPARTMENT OF TRAFFIC ENGINEERING  
STATE ROADS COMMISSION  
DEPT. OF FIRE PREVENTION  
HEALTH DEPARTMENT  
PROJECT PLANNING  
BUILDING DEPARTMENT  
BOARD OF EDUCATION  
BUSINESS ADMINISTRATION  
INDUSTRIAL DEVELOPMENT

Mr. I. Alvin Pasarew  
Box 320A Old Court Road  
Pikesville, Maryland

RE: Variance Petition  
Item 63  
I. Alvin Pasarew - Petitioner

Dear Mr. Pasarew:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware 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 Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Old Court Road, 500 feet west of Grasty Road, in the 3rd District of Baltimore County.

This property, which is zoned DR 5.5, is part of a sub-division known as Greenlea, and is improved with an attractive one-story, ranch home that has an existing carport on the easternmost side of the property, a garage at the rear of the property, which doubles as a summer house and cabana for the swimming pool, and which is also located in the rear yard.

Immediately to the west the petitioner is proposing to construct a 60x120 foot tennis court. Our field investigation revealed that the sub-base material for this court has already been established, and it is located in the only practical area on this property, in that the rear portion of the

Mr. I. Alvin Pasarew  
Item 63  
October 5, 1973

property drops severely toward the northern end of the property.

The property also is situated somewhat lower than the roadbed of Old Court Road and is well landscaped and maintained. There is an existing dwelling immediately to the west of the subject property.

The Committee met with Mr. Pasarew on the day of the field investigation, and I recommended that he not consider installing outdoor lights for the tennis courts as it may cause some irritation to neighboring property owners.

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 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

JJDjr.:JD

Enclosure

cc: Muller, Raphael & Associates  
201 Courtland Avenue  
Towson, Maryland 21204

SEP 18 1973  
September 18, 1973, 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 29th day of October, 1973, at 10:30 o'clock.

Alvin Pasarew  
Zoning Commissioner of Baltimore County.



Harry R. Hughes  
Secretary  
Bernard M. Evans  
Administrator

September 26, 1973

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Bldg.  
Towson, Md. 21204

RE: Z.A.C. Meeting, Sept. 18, 1973  
Property Owner: I. Alvin Pasarew  
Location: N/S Old Court Rd.  
(Site 133) 500' W. of Grasty Rd.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (Tennis Court) in the side yard in lieu of the required rear yard.  
No. of acres: 3  
District: 3 Items: 63

Att: Mr. John Dillon

Dear Mr. DiNenna:

The subject proposal will have no adverse effect on the

State Highway.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering Access Permits  
John E. Meyer  
By: John E. Meyer

CLJ:JMS

**BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH**



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

September 26, 1973

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 63, Zoning Advisory Committee Meeting, September 18, 1973, are as follows:

Property Owner: I Alvin Pasarew  
Location: N/S Old Court Road, 500' W of Grasty Road  
Present Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (tennis court) in the side yard in lieu of the required rear yard.  
District: 3

Private water well and sewage disposal system located out of tennis court area.

Very truly yours,

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

HVB:mp

WILLIAM D. FROMM  
DIRECTOR  
S. ERIC DINENNA  
ZONING COMMISSIONER



September 18, 1973

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 #63, Zoning Advisory Committee Meeting, September 18, 1973, are as follows:

Property Owner: I. Alvin Pasarew  
Location: N/S Old Court Road, 500' W of Grasty Road  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit an accessory structure (tennis court) in the side yard in lieu of the required rear yard.  
No. of Acres: 3  
District: 3

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

Very truly yours,  
John L. Wimbley  
John L. Wimbley  
Planning Specialist II  
Project & Development Planning Division

BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21204



**DEPARTMENT OF TRAFFIC ENGINEERING**

EUGENE J. CLEGG, P.E.  
DIRECTOR  
W. T. MILLER  
DEPUTY TRAFFIC ENGINEER

September 27, 1973

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

Re: Item 63 - ZAC - September 18, 1973  
Property Owner: I. Alvin Pasarew  
N/S Old Court Road, 500' W of Grasty Road  
Variance to permit an accessory structure (tennis court) in the side yard in lieu of the required rear yard.  
District 3

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit an accessory structure in the side yard.

Very truly yours,  
Michael S. Flanigan  
Michael S. Flanigan  
Traffic Engineer Associate

MSF/pk

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 Petitioner.

the same Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and social welfare of the community, a Variance to permit an accessory structure (tennis court) in the side yard in lieu of the required rear yard should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22<sup>nd</sup> day of November, 1973, 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 structure (tennis court) in the side yard in lieu of the required rear yard, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, 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 Petitioner.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22<sup>nd</sup> day of November, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 20, 1973

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

Re: Item #3  
Property Owner: I. Alvin Pasarew  
Location: N/S Old Court Road, 500' W. of Grasty Road  
Present Zoning: D.R. 5-5  
Proposed Zoning: Variance to permit an accessory structure (tennis court) in the side yard in lieu of the required rear yard

District: 3  
No. across:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,  
W. Hick Patrelich  
Field Representative

H. EMILIE PARKS, MRS. EDWARD C. WELLS, ALVIN L. BERNET

MARCUS M. HOTEARIS, JOSEPH W. MCGOWAN, ALVIN LORECK, JOSEPH R. WHEELER

T. HAYWARD WILLIAMS, JR., RICHARD W. FRACES, WARD MRS. RICHARD A. WUENDEL

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

Division of Engineering  
ELLENWORTH H. DIVER, P. E. CHIEF

October 15, 1973

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

Re: Item #63 (1973-1974)  
Property Owner: I. Alvin Pasarew  
N/S Old Court Rd., 500' W. of Grasty Rd.  
Existing Zoning: D.R. 5-5  
Proposed Zoning: Variance to permit an accessory structure (tennis court) in the side yard in lieu of the required rear yard.  
District: 3rd

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

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 #63 (1973-1974).

Very truly yours,

Ellenworth H. Diver, P.E.  
Chief, Bureau of Engineering

END:PAH:FR:as

C-2M Key Sheet  
36 Wx 13 A 1/4 Pos. Sheet  
No. 90 Tape

Being located on the north side of Old Court Road, approximately 500 feet west of Grasty Road and known as Lots 11 and 12 of the Plat of Greenles, recorded amongst the Land Records of Baltimore County, in Liber No. 3242, Folio 5.

ORDER RECEIVED FOR FILING  
DATE: 10/22/73

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 26, 1973  
FROM: William D. Fromm, Director of Planning  
SUBJECT: Petition 74-112-A, Petition for Variance for an Accessory Structure North Side of Old Court Road 300 feet West of Grasty Road.  
Petitioner - I. Alvin Pasarew  
3rd District

HEARINGS: Monday, October 29, 1973 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comment to make at this time.

William D. Fromm, Director  
Office of Planning and Zoning

WDF:EG:rw

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 11, 1973

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., continuously for one time commencing on the 22<sup>nd</sup> day of October, 1973, the final publication appearing on the 11<sup>th</sup> day of October, 1973.

THE JEFFERSONIAN  
S. Frank Shuchter, Manager

Cost of Advertisement, \$

PETITION FOR A VARIANCE FOR AN ACCESSORY STRUCTURE... THE ZONING COMMISSIONER OF BALTIMORE COUNTY... I. ALVIN PASAREW... 300 FEET WEST OF GRASTY ROAD... NORTH SIDE OF OLD COURT ROAD...

PETITION FOR A VARIANCE FOR AN ACCESSORY STRUCTURE... THE ZONING COMMISSIONER OF BALTIMORE COUNTY... I. ALVIN PASAREW... 300 FEET WEST OF GRASTY ROAD... NORTH SIDE OF OLD COURT ROAD...

OFFICE OF THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 October 18, 1973

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 newspaper published in Baltimore County, Maryland, once a week for One week before the 18<sup>th</sup> day of Oct., 1973, that is to say, the same was inserted in the issue of October 11, 1973.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21286

Your Petition has been received this 13<sup>th</sup> day of Sept. 1973. Item #

S. Eric DiNenna  
Zoning Commissioner

Petitioner: I. Alvin Pasarew Submitted by: J. D. H.  
Petitioner's Attorney: S. J. M. Reviewed by: F. H.

\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND No. 12704  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE Oct. 20, 1973 ACCOUNT 01-662

AMOUNT \$10.50

WHITE - CASHIER I. Alvin Pasarew  
DISTRIBUTION PINK - AGENCY Submitting Engineer  
YELLOW - CUSTOMER New 300' Old Court Road  
Pilotville, Md. 21204  
Amount paid on posting of property 74-112-A 40.50

BALTIMORE COUNTY, MARYLAND No. 12465  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE Oct. 9, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER I. Alvin Pasarew  
DISTRIBUTION PINK - AGENCY Petitioner  
YELLOW - CUSTOMER New 300' Old Court Road  
Pilotville, Md. 21204  
Amount paid on posting of property 74-112-A 25.00

File  
OCCS / OLD COURT GREENSPRING IMPROVEMENT ASSOC., INC.  
Re: Petition for side yard variance 74-112-A  
Petitioner: I. Alvin Pasarew  
Location of property: N/S. of Old Court Rd. 500' W. of Grasty Rd.  
Date: October 29, 1973  
ZONING DEPARTMENT  
Dear Mr. DiNenna,  
I would like to have, as of this date, the letter signed by me in protest to the above petition withdrawn as this was not an official act of the Association or its Board of Directors. Thank you for your understanding and cooperation.  
Very truly yours,  
J. Douglas Williams  
President - OCCS

1-56V 74-112-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of P. Oct. 13, 1973

Posted for: VARIANCE  
Petitioner: I. ALVIN PASAREW  
Location of property: N/S. of Old Court Rd. 500' W. of Grasty Rd.

Location of Sign: N/S. of Old Court Rd. 500' W. of Grasty Rd.

Remarks: Thelma E. DeLoach  
Posted by: Thelma E. DeLoach Date of return: Oct. 16, 1973

GARAGE HOUSE  
 DISTANCE FROM PROPERTY LINE  
 TO GARAGE 17'-0"  
 TO HOUSE 27'-0"  
 TO FENCE 4'-6"

No STRUCTURES WITHIN 100' OF PROPERTY LINE

OLD COURT

TENNIS COURT  
 60' x 120'

SWIMMING POOL  
 25' x 50'

FR 352  
 DRIP IRRIGATION  
 (Block) CIP PT. MIX

GARAGE

No STRUCTURES WITHIN 100' OF PROPERTY LINE  
 TOPOGRAPHICAL MAP

LOTS 11/2  
 GREENEVA

3<sup>RD</sup> ELECT. DIST. BALTO CO. MD.  
 SCALE 1"=20' JULY 15, 1958

DISTANCE TO NEAREST HOUSE  
 APPROX. 1200'

2" H. PIPE #1 - ELEV. 100.00 ASSUMED  
 SEE PLAN LOT 12

LOCATION MAP  
 Box 320A OLD COURT RD.  
 PINEVILLE, MD 21203

