

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 above Variance should be had; and it further appearing that by reason of the standing of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit an accessory structure (swimming pool) in the front yard instead of the required rear yard should be granted. Deputy IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of May, 1974, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

James S. Hill, Jr. Deputy 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of May, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 5, 1974

XXXXXXXXXXXXXXXXXXXX

Mr. Charles G. Hill, Jr.,
Box 426, Rte. 15
Burke Road
Bowleys Quarters, Maryland

RE: Variance Petition.
Item 156
Charles G. Hill, Jr. -
Petitioner

Dear Mr. Hill:

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 northeast side of Burke Road, approximately 315 feet northwest of the Burke Road extension to Bowleys Quarters Road, in the 15th Election District of Baltimore County. It is presently improved by a one-story residence, a two-car garage, and a small storage structure.

The properties adjoining on either side are similarly improved and there is no curb or gutter along Burke Road. The subject property is a waterfront lot that fronts on Galloway Creek.

The petitioner is requesting a Variance to permit an accessory structure (swimming pool) in the front yard instead of the required rear yard.

Mr. Charles G. Hill, Jr.,
Re: Item 156
April 5, 1974
Page 2

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Zoning Advisory Committee
Chairman

JBB:JD

Enclosure

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

410-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Charles G. Hill, Jr. & M. Rosalie Hill

Location: SW/S of Burke Road, 315 feet W of the Burke Road Extension to Bowleys Quarters Road
Item No. 156 Zoning Agenda March 19, 1974

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", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: [Signature] Noted and Approved: [Signature]
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

March 20, 1974

DONALD J. ROOF, 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 156, Zoning Advisory Committee Meeting March 19, 1974, are as follows:

Property Owner: Charles G. Hill, Jr. & M. Rosalie Hill
Location: SW/S of Burke Rd., 315' W of Burke Rd. Extension to Bowleys Quarters Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit an accessory structure (swimming pool) in front yard instead of required rear yard
No. Acres: 100' x 300'
District: 15

Metropolitan water is available.

The private sewage disposal system is failing, along with many others in this area. A sanitary survey was conducted by the Health Department and recommendations have been made to the Department of Public Works to sewer the Bowleys Quarters area. Definite plans have not been completed for this sewer extension.

Very truly yours,

[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mg

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



April 5, 1974

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 #156, Zoning Advisory Committee Meeting, March 19, 1974, are as follows:

Property Owner: Charles G. Hill, Jr. & M. Rosalie Hill
Location: SW/S of Burke Road, 315 feet W of the Burke Road extension to Bowleys Quarters Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit an accessory structure (swimming pool) in the front yard instead of the required rear yard
No. Acres: 100 feet x 300 feet
District: 15th

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

Very truly yours,

[Signature]
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 20, 1974

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

Re: Item 156

Property Owner: Charles G. Hill, Jr. & M. Rosalie Hill
Location: SW/S of Burke Rd., 315 ft. W. of the Burke Rd. Extension to Bowleys Quarters Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit an accessory structure (swimming pool) in the front yard instead of the required rear yard.

Z.A.C. Meeting of: March 19, 1974

District: 15th
No. Acres: 100 ft. x 300 ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
[Signature]
W. Nick Petrulich
Field Representative

WNP/ml

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 486-3201

M. ENGLISH PARKS, MEMBER
EUGENE D. HESS, CHAIRMAN
WES. ROBERT L. BERNY

MARCUS M. HODGINS
RICHARD W. HODGINS
ALVIN LORICK
JOSHUA R. WHEELER, REPRESENTATIVE

T. SATYAP WILLIAMS, JR.
RICHARD W. TRACER, V.P.
WES. RICHARD K. WILSON

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#74-244-12

District: 15th Date of Posting: 4-11-74
Posted for: Harvey M. Hill, Jr. 1974 3 11 AM
Petitioner: Charles G. Hill, Jr.
Location of property: SW/S of Burke Rd. 315' W of Bowleys Quarters Rd.
Location of Signs: 1 Sign Central Burke Road 315' W of Bowleys Quarters Rd.
Remarks: [Signature]
Posted by: [Signature] Date of return: 4-16-74

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 10, 1974

Mr. Charles G. Hill, Sr.,
Box 436, Rte. 15
Burke Road
Bowlings Quarters, Md.

Re: Variance Petition
Item 156
Charles G. Hill, Sr. -
Petitioner

Dear Mr. Hill:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Advisory Committee.

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

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

Division of Engineering
ELIZABETH H. DYER, P.E. CHIEF

April 8, 1974

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

Re: Item #156 (1973-1974)
Property Owner: Charles G. Hill, Sr. & M. Rosalie Hill
S/MS of Burke Rd., 315' W. of the Burke Rd. Extension to
Bowlings Quarters Rd.
Existing Zoning: R.S.P.
Proposed Zoning: Variance to permit an accessory structure
(swimming pool) in the front yard instead of the required
rear yard
No. of Acres: 100' x 300' District: 15th

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.

Highways:

Burke Road, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #156 (1973-1974)
Property Owner: Charles G. Hill, Sr., & M. Rosalie Hill
Page 2
April 8, 1974

Storm Drains: (Cont'd)

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential or commercial development and other special construction features are required.

Water and Sanitary Sewer:

Public water supply is serving this property, which is utilizing private onsite sewage disposal.

Very truly yours,

Elizabeth H. Dyer
ELIZABETH H. DYER, P.E.
Chief, Bureau of Engineering

END:RAM:PM:iss

cc: J. Somers

Z-SW Key Sheet
5 & 6 NE 1/4 Pos. Sheets
NE 2 L Topo
98 Tax Map

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted
for filing this 1st day of April 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Charles Hill & M. Rosalie Hill

Petitioner's Attorney _____ Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received* this 4th day of
MARCH 1974. Item # _____

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Mr. Charles Hill Submitted by BUS. TOWSONPetitioner's Attorney _____ Reviewed by NRL

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

PETITION FOR VARIANCE
FOR DISTRICT
ZONING: Petition for Variance
for an Accessory Structure.
LOCATION: Southwest side of
Burke Road 1/2 mile West of
Bowlings Quarters Road.
DATE & TIME: WEDNESDAY
MAY 1, 1974, 10:00 A.M.
PUBLIC HEARING: Room 101,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Board for and Board of Appeals of Baltimore County, will hold a public hearing on the Petition for Variance from the Existing Regulations of Baltimore County, as to the accessory structure (swimming pool) in the front yard instead of the required rear yard.
The hearing will be held on the 1st day of May, 1974, at 10:00 A.M. in Room 101, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
All interested parties should be present at the hearing. The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.
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OFFICE OF

THE
ESSEX TIMES

ESSEX, MD. 21221 April 15 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiNenna
Zoning Commissioner of Baltimore County
was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one XXXXXXXXXXXX
week before the 15th day of April 1974, that is to say, the same
was inserted in the issue of April 11 - 1974.

STROMBERG PUBLICATIONS, Inc.

By *Beth Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 11, 1974

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on one week
one time one week before the 1st day of May
1974, that is to say, the same was inserted in the issue of April 11 - 1974.

THE JEFFERSONIAN
H. L. Smith
Manager.

Cost of Advertisement, \$ _____

PETITION FOR VARIANCE
FOR DISTRICT
ZONING: Petition for Variance
for an Accessory Structure.
LOCATION: Southwest side of
Burke Road 1/2 mile West of
Bowlings Quarters Road.
DATE & TIME: WEDNESDAY
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BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 13195

DATE April 8, 1974 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JHI-Sylvan Pools, Inc.

Box 159

Laurel, Md. 20810

Petition for Variance for Charles G. Hill, Sr.

#710-244-A 250.00

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

No. 15002

DATE May 7, 1974 ACCOUNT 01-662

AMOUNT \$39.75

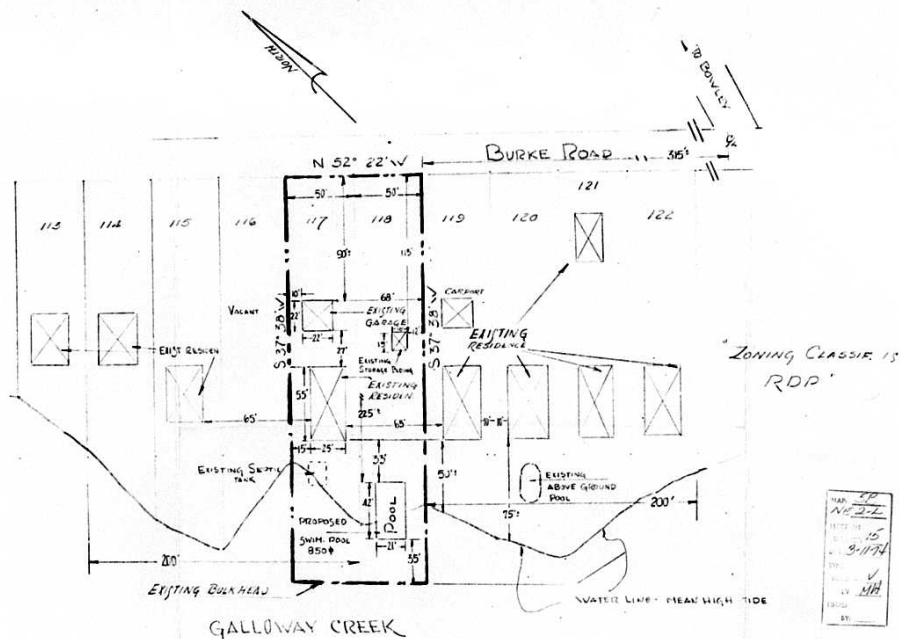
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Sylvan Pools

Laurel, Maryland 20810

Advertising and posting of property for Charles G. Hill

#710-244-A 39.75



GALLOWAY CREEK

SITE PLAN - SCALE 1" = 50'

15TH DISTRICT

Box 426, Rt 15, Burke Co, SWINGERS QUARTER

OWNER: CHARLES G. HILL JR

PROJECT:

REINF. CONCRETE BELOW-GROUND SWIMMING POOL