

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert W. & Beverly L. Feuka, legal owners 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 (swimming pool) to be located in the side yard instead 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)

see attached description

74-271-A
#173

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

petitioner agrees to pay expenses of above Variance advertising, posting, etc., upon filing of this Baltimore County and to be bound by the zoning regulations and restrictions of Baltimore County pursuant to the Zoning Law For Baltimore County

DATE: 7-14-74
ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY, THIS 26th day of April 1974.

1974, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation in 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 May 1974, at 10:15 a.m.

Zoning Commissioner of Baltimore County.

Mr. & Mrs. Robert W. Feuka
Box 198 E
R. D. 1
Greenspring & Ridgeway Avenues
Lutherville, Maryland 21093

Dear Mr. & Mrs. Feuka:

I have this date passed my Order in the above captioned matter in accordance with the attached.

RE: Petition for Variance
NW corner of Greenspring and Ridgeway Avenues - 3rd District
Robert Feuka, et ux - Petitioners,
NO. 74-271-A (Item No. 173)

Very truly yours,
James E. Dyer
Deputy Zoning Commissioner

JED/mc
Attachments

Anthony Poole
1 Investment Building
Towson, MD 21204

RE: Property of
Robert W. Feuka
1800 Ridgeway Avenue
Lutherville, MD 21093

DESCRIPTION
OF
PROPERTY

Beginning at a point on the northwest corner of Greenspring and Ridgeway Avenues and thence running the four (4) following courses and distances:

- N 36° 15' 00" W 136' 2"
- N 85° 15' 00" W 368' 4"
- S 09° 30' 00" W 94' 6"
- S 84° 00' 00" E 465' 8" to the place of beginning

Also known as 1800 Ridgeway Avenue

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 15, 1974

Mr. Robert W. Feuka
Box 198 E, R.D. 1
Greenspring & Ridgeway Avenues
Lutherville, Maryland 21093

RE: Variance Petition
Item 173
Robert W. & Beverly L. Feuka -
Petitioners

Dear Mr. Feuka:

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
Chairman,
Zoning Advisory Committee

JBB:JD
Enclosure

**Baltimore County, Maryland
Department of Public Works**

Division of Engineering
ELLSWORTH N. DYER, P.E., CHIEF
May 13, 1974

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

Re: Item #173 (1973-1974)
Property Owner: Robert W. & Beverly L. Feuka
N/S of Ridgeway Ave., & W/S of Greenspring Ave.
Existing Zoning: R.D.1
Proposed Zoning: Variance from Section 400.1 to permit an accessory structure (swimming pool) to be located in the side yard instead of the required rear yard.
No. of Acres: 136' x 465' District: 3rd

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:
The plan must be revised as this property is located in the Third Election District of Baltimore County, not the Ninth as stated on the plan. The revised plan should also show the existing roadway pavement and right-of-way widths, the driveway and entrance, and include a location or vicinity map.

Highways:
Greenspring Avenue, an existing County road, is proposed to be improved in the future on an 80-foot right-of-way.

Ridgeway Avenue, 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 a fillet area for right distance at the intersection and 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.

Item #173 (1973-1974)
Property Owner: Robert W. & Beverly L. Feuka
Page 2
May 13, 1974

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 problems which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:
Public water supply and sanitary sewerage are not available to serve this property which is utilizing private onsite facilities. The Baltimore County Comprehensive Water and Sewage Plan (July 1973) indicates service planning for this area in 11 to 30 years.

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

FND:RAM:PNR:as
cc: J. Somers
S-W Key Sheet
51 NW 18 & 19 Pos. Sheets
NW 13 E Topo
'79 Tax Map

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
Wm. T. Melzer
DEPUTY TRAFFIC ENGINEER

May 2, 1974

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

Re: Item 173 - ZAC - April 23, 1974
Property Owner: Robert W. and Beverly Feuka
W/S Ridgeway Avenue and W/S Greenspring Avenue
Variance from Section 400.1 to permit an accessory structure (swimming pool) to be located in the side yard instead of the required rear yard
District 9

The subject petition is requesting a variance which should have no effect on traffic.

Very truly yours,
C. Richard Moore
Assistant Traffic Engineer

CRN/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 Petitioners

the above 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 general welfare of the community

to permit an accessory structure (swimming pool) to be located in the side yard instead of the required rear yard should be granted

ORDERED by the Zoning Commissioner of Baltimore County this 29th 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.

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 29th 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

May 2, 1974

OFFICE OFFICE BLDG.
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21284

XXXXXXXXXXXXX
Chairman

- MEMBERS
- SUBCOMMITTEE OF ENVIRONMENTAL
- DEPARTMENT OF TRAFFIC ENGINEERING
- STATE ROADS COMMISSION
- BOARD OF FIRE PREVENTION
- HEALTH DEPARTMENT
- PROJECT PLANNING
- PLANNING DEPARTMENT
- BOARD OF EDUCATION
- ZONING ADMINISTRATION
- INDUSTRIAL DEVELOPMENT

Mr. Robert W. Feuka
Box 398B, R.D. 1
Greenspring & Ridgeway Avenues
Lutherville, Maryland 21093

RE: Variance Petition
Item 173
Robert W. & Beverly L. Feuka -
Petitioners

Dear Mr. Feuka:

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 at the intersection of the southwest side of Greenspring Avenue and the north side of Ridgeway Avenue, in the 3rd Election District of Baltimore County. It is presently improved by an attractive one-story stone dwelling and attached garage. Adjacent properties are similarly improved.

The petitioner is requesting a Variance to permit an accessory structure in the side yard instead of the required rear yard. A 23'x40' swimming pool is proposed.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be

Mr. Robert W. Feuka
Item 173
May 3, 1974

Page 2

forwarded to you in the near future.

Very truly yours,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD
Enclosure

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

872-7516

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Robert W. & Beverly L. Feuka

Location: N/S of Ridgeway Ave. & W/S of Greenspring Avenue

Item No. 173 Zoning Agenda April 23, 1974

Giulienis:

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

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

mls
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

April 29, 1974

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

Dear Mr. DiNenna:

Comments on Item 173, Zoning Advisory Committee Meeting, April 23, 1974, are as follows:

Property Owner: Robert W. & Beverly L. Feuka
Location: N/S of Ridgeway Ave. & W/S of Greenspring Ave.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 400.1 to permit an accessory structure (swimming pool) to be located in the side yard instead of the required rear yard.

No. of Acres: 136' x 465'
District: 3

Water wall and sewage disposal system are functioning properly at this time.

Swimming Pool Comments: Prior to approval of a pool, complete plans and specifications must be submitted to the Baltimore County Department of Health for review and approval.

Very truly yours,

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

HVB/cas

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



May 6, 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 173, Zoning Advisory Committee Meeting, April 23, 1974, are as follows:

Property Owner: Robert W. & Beverly L. Feuka
Location: N/S of Ridgeway Avenue and W/S of Greenspring Avenue
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 400.1 to permit an accessory structure (swimming pool) to be located in the side yard instead of the required rear yard
No. of Acres: 136' X 465'
District: 3

This office has reviewed the subject petition and the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

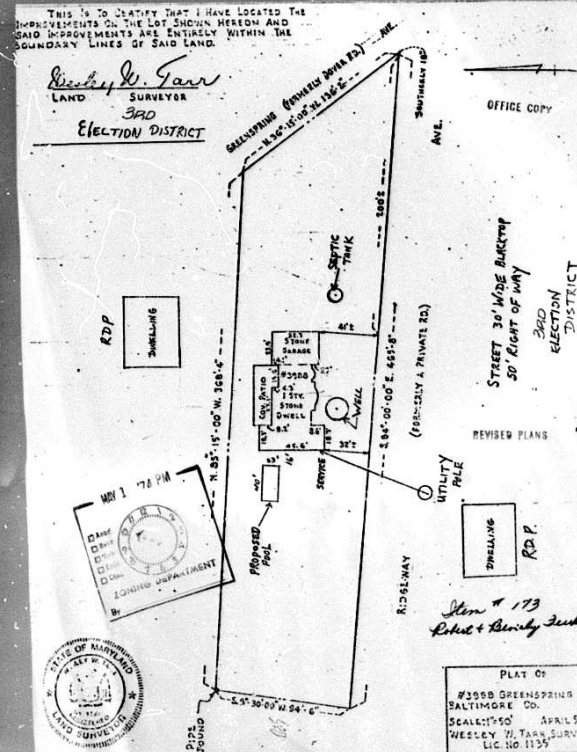
Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING
105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 486-2811 ZONING 486-2801

THIS IS TO CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS ON THE LOT SHOWN HEREON AND SAID IMPROVEMENTS ARE ENTIRELY WITHIN THE BOUNDARY LINES OF SAID LAND.

[Signature]
LAND SURVEYOR
3RD ELECTION DISTRICT



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 28, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-271, Northwest corner of Greenspring and Ridgeway Avenues. Petition for Variance for an Accessory Structure. Petitioners - Robert W. and Beverly L. Feuka

3rd District

Hearing: Wednesday, May 29, 1974 (10:45 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

The granting of this request would not be inconsistent with the policies of the 1980 Ordinance, the County's official plan.

[Signature]
William D. Fromm
Director of Planning

WDF:NEG:rv

PLAT OF
#3000 GREENSPRING AVE.
BALTIMORE CO. MD.
SCALE: 1"=50' APRIL 5, 1974
WESLEY W. TAYLOR SURVEYOR
LIC. NO. 1139

3 June 1974

Mrs. James F. Dyer
Deputy Zoning Commissioner
Office of Zoning Commissioner
Baltimore County Office of Planning & Zoning
County Office Building
Towson, Md. 21284

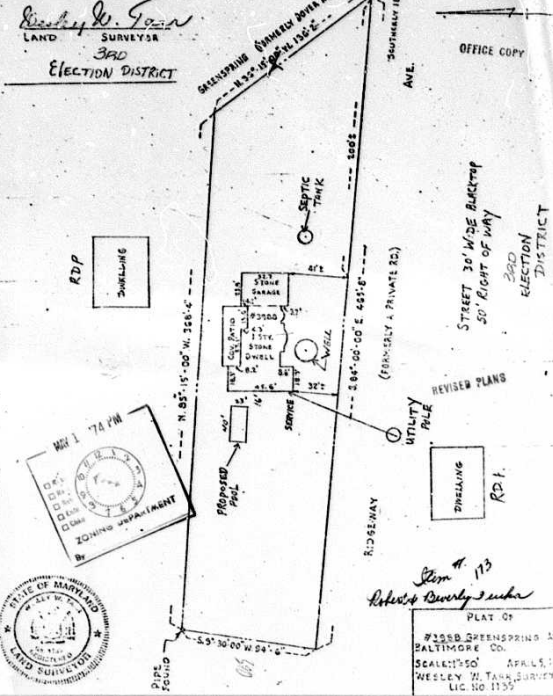
SUBJECT: Petition for Variance #74-271-A (Item #173)

RE: Approval of Variance subject letter 29 May 1974

This is to certify that the undersigned accepts on/for all responsibility for any construction performed in accordance with the above subject & referenced during the appeal period, 29 May 1974 to 29 June 1974 in the event that said appeal is upheld.

Robert W. Fenka
Robert W. Fenka
Beverly L. Fenka
Beverly L. Fenka

This is to certify that I have located the improvements on the lot shown hereon and said improvements are lawfully within the boundary lines of said lot.



Item # 173
Robert W. Fenka
PLAT OF
7158B GREENSPRING AVE
BALTIMORE CO., MD.
SCALE: 1/8" = 1'-0"
WESLEY M. TAYLOR, SURVEYOR
LIC. NO. 1155

FOR VARIANCE
METRIC
FOR AN ACCESSORY
LOCATION: 7158B Green-
spring Ave. Baltimore
COUNTY, MARYLAND
DATE: MAY 29, 1974
PUBLIC HEARING: Room
111 W. Chesapeake
Avenue, Towson, Md.
The Zoning Commission
of Baltimore County, Md.
has received and con-
sidered the petition for
a variance from the
Zoning Regulations of
Baltimore County, Md.,
as amended, for the
proposed use of the
premises as an
Accessory Building in
residence use, and
has determined that
such use is in the
public interest and
that the proposed use
is a use which is
permitted in the
district in which the
premises are located.
All that portion of land in
the Third District of Baltimore
County
containing all or part of the
following corner and dis-
tance:
1. N 89° 15' 00" W 120' 00"
2. S 89° 15' 00" W 120' 00"
3. S 89° 15' 00" W 120' 00"
4. E 89° 15' 00" W 120' 00"
to the place of beginning
Also known as 7158 Ridge-
way Avenue
Being the property of Robert
W. and Beverly L. Fenka, as
shown on plat filed with
the Zoning Department,
Heating, Ohio, Wednesday,
May 29, 1974 at 10:30 A.M.
Public Hearing, Room 111
Chesapeake Avenue, Towson,
Md.
BY ORDER OF
S. ERIC DINENNA,
ZONING COMMISSIONER OF
BALTIMORE COUNTY
May 6,

OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 May 13 - 19 74

THIS IS TO CERTIFY, that the annex 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 13th day of May 1974 that is to say, the same
was inserted in the issue of May 9 - 1974.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 2, 1974
THIS IS TO CERTIFY, that the annex advertisement as
published in THE JEFFERSONIAN, a weekly newspaper
and published in Towson, Baltimore County, Md.,
on 090 513e
day of May 1974, the first publication
appearing on the 25th day of May
1974.

THE JEFFERSONIAN,
S. Leach
Manager

Cost of Advertisement \$

PETITION FOR A VARIANCE
FOR AN ACCESSORY
BUILDING
DATE: MAY 29, 1974
PUBLIC HEARING: Room 111, Ches-
apeake Avenue, Towson, Md.
The Zoning Commission of Baltimore
County, Md., has received and con-
sidered the petition for a variance from
the Zoning Regulations of Baltimore
County, Md., as amended, for the
proposed use of the premises as an
Accessory Building in residence use,
and has determined that such use is
in the public interest and that the
proposed use is a use which is per-
mitted in the district in which the
premises are located.
All that portion of land in the
Third District of Baltimore County
containing all or part of the following
corner and distance:
1. N 89° 15' 00" W 120' 00"
2. S 89° 15' 00" W 120' 00"
3. S 89° 15' 00" W 120' 00"
4. E 89° 15' 00" W 120' 00"
to the place of beginning
Also known as 7158 Ridge-
way Avenue
Being the property of Robert W.
and Beverly L. Fenka, as shown on
plat filed with the Zoning De-
partment, Heating, Ohio, Wednesday,
May 29, 1974 at 10:30 A.M.
Public Hearing, Room 111, Chesapeake
Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENNA,
ZONING COMMISSIONER OF
BALTIMORE COUNTY
May 6,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 15038

DATE May 29, 1974 ACCOUNT 01-662
AMOUNT \$16.00
DISTRIBUTION
WHITE CASHIER FINK AGENCY YELLOW CUSTOMER
Robert W. Fenka
Box 398B R.N.L.
Greenspring & Ridgeway Aves.
Cathysville, Md. 21033
Advertising and zoning of property-74-271-A

I-SIGN 74-271-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Dist. of 3rd Date of Posting MAY 11, 1974
Posted for: Petition For Variance
Petitioner: Robert W. Fenka
Location of property: NW COR. OF GREENSPRING & RIDGEWAY AVES.
Location of Sign: NW COR. OF GREENSPRING & RIDGEWAY AVES.
Remarks:
Posted by: James F. Roland Date of return MAY 17, 1974

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21284

Your Petition has been received * this 17th day of
April 1974. Item #

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Fenka Submitted by ED PATTERSON
Petitioner's Attorney: Reviewed by JCF

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

Item 173
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Mr. Robert W. Fenka
Box 398B R. N. L.
Greenspring & Ridgeway Avenues
Cathysville, Maryland 21093

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21284

Your Petition has been received and accepted
for filing this 26th day of April 1974.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Robert W. & Beverly L. Fenka
Petitioner's Attorney: Reviewed by James B. Byrnes, III
Chairman, Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 14722

DATE April 17, 1974 ACCOUNT 01-662
AMOUNT \$25.00
DISTRIBUTION
WHITE CASHIER FINK AGENCY YELLOW CUSTOMER
Cash
Petition for Variance for Robert W. Fenka
MAY 9 9 2 AM '74