

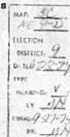
PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Wilbur Randolph Delano, Sr.,
I, or we, AND MARY E. DELANO, 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 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

It is impossible to locate the pool due to the contours of the land and other relating factors without the variance and the pool is necessary for the enjoyment of the property by its owners.

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
Address
Baltimore, Maryland 21234
Petitioner's Attorney
Address
Baltimore, Maryland 21204
ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of August 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 throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of August, 1974, at 11:00 o'clock A.M.

(over)

Thomas L. Hennessey, Esq.
407 W. Pennsylvania Avenue
Towson, Maryland 21204

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 12th day of July 1974.

S. Eric DiNenna
Zoning Commissioner

Petitioner Wilbur Randolph Delano, Sr. and Mary E. Delano
Petitioner's Attorney Thomas L. Hennessey
Reviewed by Chairman, Zoning Advisory Committee

August 16, 1974

Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
N/S of Richmond Circle, 90.20'
S of Richmond Avenue - 9th Election District
Wilbur R. Delano, Sr., et ux - Petitioners
NO. 75-23-A (Item No. 16)

Dear Mr. Hennessey:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/aw

Attachments

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

August 6, 1974

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

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

Re: Item #16 (1974-1975)
Property Owner: Wilbur Randolph Delano, Sr. & Mary E. Delano
N/S of Richmond Cir., 90.20' S. of Richmond Ave.
Existing Zoning: D.A. 7.5
Proposed Zoning: Variance to permit a swimming pool in a portion of one-third of the yard not further west from the street and encroachment of approximately 3' No. of Acres: 10' x 115' District: 9th

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 #16 (1974-1975).

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:FAM:WHS

N-NE Key Sheet
D. NE 16 For. Sheet
NE 9 D Topo
71 Tax Map

8608 Richmond Circle

BEGINNING for the same and being known and designated as Lot No. 8 Block L on the Plat of Section VI of Woodcroft, which plat is recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 20, folio 3; The improvements thereon being known as No. 8608 Richmond Circle.

Said lot also being situated on the North side of Richmond Circle 90.20 feet South of Richmond Avenue.

8608 Richmond Circle
Baltimore, Md. 21234
August 16, 1974

L.C. Rohne Contractors, Inc.
9000 Harford Rd.
Baltimore, Md. 21234

Dear Sir,

This is to inform you that I (Wilbur R. Delano Sr.) property owner of 8608 Richmond Circle, Baltimore County Md. will accept all financial responsibility of swimming pool being installed, due to the 30 day appeal time to a zoning variance. Thank you.

Sincerely,
Wilbur R. Delano Sr.

Wilbur R. Delano Sr.

Liber R.R.G. No. 4179, folio 126

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 8, 1974
FROM: William D. From, Director of Planning
SUBJECT: Petition #75-23-A, North side of Richmond Circle 90.20 feet South of Richmond Avenue.
Petition for a Variance for an Accessory Structure
Petitioner - Wilbur Randolph Delano, Sr. and Mary E. Delano

9th District

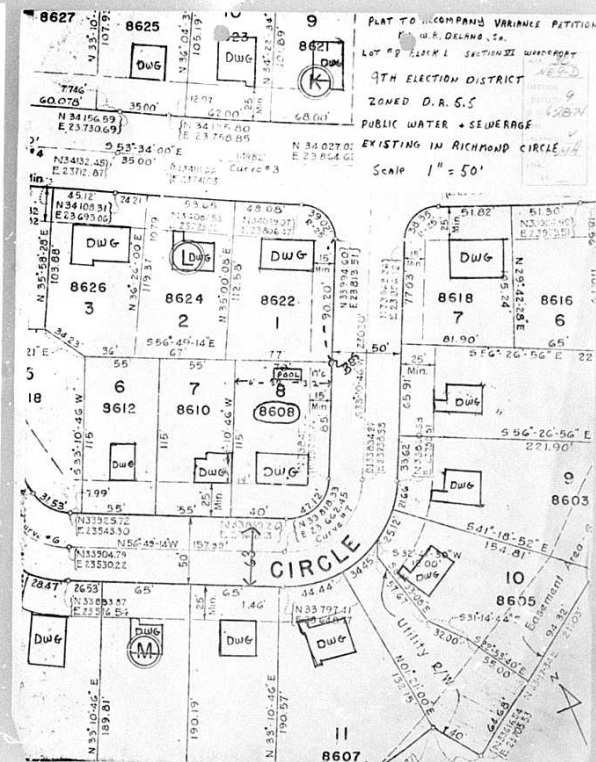
HEARING: Wednesday, August 14, 1974 (11:00 A.M.)

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 1980 Guideplan, the County's official master plan.

William D. From
Director of Planning

WDF:NEG:rv



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, the Variance to permit an accessory structure (swimming pool) in a portion of one-third of the yard not farthest from the street and encroachment of approximately three feet should be granted.

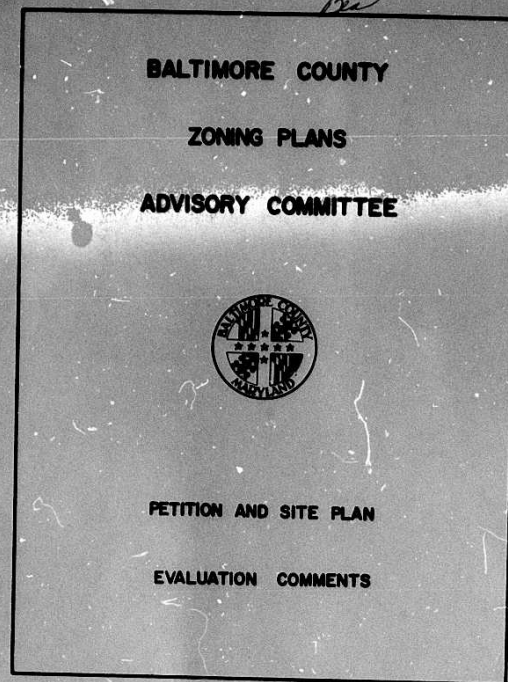
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of August, 1974, that the herein Petition for a Variance to permit an accessory structure (swimming pool) in a portion of one-third of the yard not farthest from the street and encroachment of approximately three feet should 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 3rd day of August, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 18, 1974

Thomas L. Hennessey, Esq.
401 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 16
Wilbur Randolph Delano, Sr.
and Mary E. Delano - Petitioners

Dear Mr. Hennessey:

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 of the property. The following comments are a result of this review and inspection.

The subject property is located on the north side of Richmond Circle, approximately 90 feet south of Richmond Avenue, in the 9th Election District of Baltimore County. It is presently improved with a one-story brick and frame dwelling as are all surrounding dwellings in this subdivision of Woodcroft.

The petitioner requests a Variance to permit a swimming pool to be located other than in the third of the lot farthest removed from both streets.

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

Thomas L. Hennessey, Esq.
Re: Item 16
Page 2

July 19, 1974

Filing certificate will be forwarded to you in the near future.

Very truly yours,

James H. Hennessey, III
Chairman
Zoning Advisory Committee

JBB:JD
Enclosure

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
822-7318

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Wilbur Randolph Delano, Sr. & Mary E. Delano

Location: N/S of Richmond Circle, 90.20' S. of Richmond Ave.

Item No. 16 Zoning Agenda July 16, 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 feet along an approved road in accordance with Baltimore County Standards 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 EXCERD: 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: *Paul H. Reincke* Noted and Approved: *Paul H. Reincke*
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

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

July 17, 1974

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

Dear Mr. DiNenna:

Comments on Item 16, Zoning Advisory Committee Meeting, July 16, 1974, are as follows:

Property Owner: Wilbur Randolph Delano, Sr. & Mary E. Delano
Location: N/S of Richmond Circle, 90.20' S of Richmond Avenue
Existing Zoning: D.R.5.5
Proposed Zoning: Variance to permit a swimming pool in a portion of one-third of the yard not farthest from the street and encroachment of approximately 3'.
No. of Acres: 40' x 115'
District: 9th

Metropolitan water and sewer are available.

Very truly yours,

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

HVB/nec

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 25, 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 #16, Zoning Advisory Committee Meeting, July 16, 1974, are as follows:

Property Owners: Wilbur Randolph Delano, Sr. and Mary E. Delano
Location: N/S of Richmond Circle, 90.20' S of Richmond Avenue
Existing Zoning: D.R.5.5
Proposed Zoning: Variance to permit a swimming pool in a portion of one-third of the yard not farthest from the street and encroachment of approximately 3'.
No. of Acres: 40' x 115'
District: 9th

This office has reviewed the subject petition and offers 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,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & 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 482-3211 ZONING 482-3211

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 19, 1974

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

Z.A.C. Meeting of: July 16, 1974

Re: Item 16
Property Owner: Wilbur Randolph Delano, Sr. & Mary E. Delano
Location: N/S of Richmond Circle, 90.20' S. of Richmond Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a swimming pool in a portion of one-third of the yard not farthest from the street and encroachment of approximately 3'.

District: 9th
No. Acres: 40' x 115'

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,
W. Rick Forruch
W. Rick Forruch
Field Representative

WHP/ml

PETITION FOR A VARIANCE
ZONING: Petition for a Variance for an Accessory Structure.
LOCATION: North side of Richmond Circle 90-20 feet South of Richmond Avenue.
DATE & TIME: WEDNESDAY, AUGUST 14, 1974 at 10 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance from the Zoning Regulations of Baltimore County to permit an accessory structure (swimming pool) in a portion of one-third of the yard not farther than 10 feet from the rear lot line.
The Zoning Regulations to be varied are as follows:
Section 100-1: Accessory buildings on lots less than 100 feet shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 10% of each lot.
All the parcel of land in the Ninth District of Baltimore County.
BEGINNING for the same and being known and designated as Lot No. 4 Block L on the Plat of Section VI of Woodcraft, which plat is recorded among the Land Records of Baltimore County in Plat Book C.L.B. No. 20, folio 2.
Said lot is also being situated on the North side of Richmond Circle 90-20 feet South of Richmond Avenue.
Bring the property of Wilbur Randolph Delano, Sr. and Mary E. Delano, as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, August 14, 1974 at 10 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of
S. ERIC DINENNA
Zoning Commissioner of Baltimore County
July 24

ORIGINAL
OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 July 29 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 29 day of July 1974 that is to say, the same was inserted in the issue of July 26 - 1974.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

PETITION FOR A VARIANCE WITH VARIANCE
ZONING: Petition for a Variance for an Accessory Structure.
LOCATION: North side of Richmond Circle 90-20 feet South of Richmond Avenue.
DATE & TIME: WEDNESDAY, AUGUST 14, 1974 at 10 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance from the Zoning Regulations of Baltimore County to permit an accessory structure (swimming pool) in a portion of one-third of the yard not farther than 10 feet from the rear lot line.
The Zoning Regulations to be varied are as follows:
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All the parcel of land in the Ninth District of Baltimore County.
BEGINNING for the same and being known and designated as Lot No. 4 Block L on the Plat of Section VI of Woodcraft, which plat is recorded among the Land Records of Baltimore County in Plat Book C.L.B. No. 20, folio 2.
Said lot is also being situated on the North side of Richmond Circle 90-20 feet South of Richmond Avenue.
Bring the property of Wilbur Randolph Delano, Sr. and Mary E. Delano, as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, August 14, 1974 at 10 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of
S. ERIC DINENNA
Zoning Commissioner of Baltimore County
July 24

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 25, 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., once in each one week before the 25th day of August, 1974, the first publication appearing on the 25th day of July 1974.

THE JEFFERSONIAN
H. L. ...
Manager

Cost of Advertisement \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 94
Posted for: Wilbur R. Delano, Sr.
Petitioner: Wilbur R. Delano, Sr.
Location of property: Mrs. J. Richmond Circle 90-20 ft. S. of Richmond Circle
Location of Sign: 1 Sign: Delano, Sr. & Mrs. Richmond Circle
Remarks:
Posted by: M. H. ...
Signature
Date of return: Aug. 1 - 74

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>JFE</i>	Revised Plans: Change in outline or description Yes No								
Previous case:	Map #								

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 24 day of

July 1974. Item #

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Delano Submitted by:

Petitioner's Attorney: Hennessey Reviewed by: *JFE*

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

BALTIMORE COUNTY, MARYLAND No. 15105
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE July 18, 1974 ACCOUNT 01-662
AMOUNT \$25.00
DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER
Thomas L. Hennessey, Esq.
107 W. Penna. Ave.
Towson, Md. 21204
Petition for Variance for Wilbur R. Delano, Sr.
250 C 106

BALTIMORE COUNTY, MARYLAND No. 15136
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE August 14, 1974 ACCOUNT 01-662
AMOUNT \$25.00
DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER
Thomas L. Hennessey, Esq.
107 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Wilbur Delano, Sr.
#75-234A 35 4 14 525 C 106

