

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MR. & MRS. R. S. WRIGHT, 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 (SWIMMING POOL) IN THE SIDE YARD RATHER THAN THE REQUIRED REAR YARD OF THE PROPERTY.

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

POOL CANNOT BE LOCATED IN THE REAR YARD BECAUSE OF EXTREME EXISTING GROUND SLOPES, DRAINAGE FIELD IN THE POOL AREA, AND NUMEROUS EXISTING UNDERGROUND PIPES FROM FORMER EXISTING GARDEN POOL AND FOUNTAINS.

WE FEEL THAT BECAUSE OUR LOT IS 4 ACRES AND THE POOL IS NOT IN PLAIN SITE OF THE ROAD AND NEIGHBORS PROPERTY THAT THERE WOULD BE NO PROBLEM IN LOCATING THE POOL IN THE SIDE YARD.

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.

Richard S. Wright Contract purchaser
Richard S. Wright Legal Owner
Address: 922 Rolandvue Rd
Ruxton Md 21204

Address: 922 Rolandvue Rd
Ruxton Md 21204
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

of September 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 had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of October, 1974, at 10:00 o'clock

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 23, 1974

Mr. Richard S. Wright
922 Rolandvue Road
Ruxton, Maryland 21204

RE: Variance Petition
Item 50
Richard S. and Adele C. Wright -
Petitioners

Dear Mr. Wright:

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 Rolandvue Road, approximately 950 feet west of Malvern Avenue, in the 9th Election District of Baltimore County, and is presently improved with a large 2-1/2 story residence, a 15 foot square garage, and a 16'x32' dwelling, which has been abandoned.

This large tract is surrounded by similar large acreage properties containing various well maintained dwellings. The petitioner is requesting a Variance to permit a swimming pool in the side yard instead of the required rear yard. Said pool not being visible from Rolandvue Road because of extensive natural vegetation and landscaping.

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

Mr. Richard S. Wright
Item 50
September 23, 1974

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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

cc: Ira C. Rigger, Inc.
10100 Marble Court
Cockeysville, Maryland 21030

October 24, 1974

Mr. & Mrs. Richard S. Wright
922 Rolandvue Road
Ruxton, Maryland 21204

RE: Petition for Variance
N/S of Rolandvue Road, 950' W
of Malvern Avenue - 9th Election
District
Richard S. Wright, et ux -
Petitioners
NO. 75-90-A (Item No. 50)

Dear Mr. & Mrs. Wright:

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

Very truly yours,

S. ERIC DI NENNA
S. ERIC DI NENNA
Zoning Commissioner

SED/sew

Attachments

cc: Mrs. Arthur Hildreth
912 Rolandvue Road
Ruxton, Maryland 21204

BEGINNING AT THE CENTERLINE ON THE NORTH SIDE OF ROLANDVUE ROAD, (15' WIDE) APPROXIMATELY 150.00' FROM THE INTERSECTION OF ROLANDVUE ROAD AND MALVERN AVENUE, AND RUNNING THE FOLLOWING COURSES AND DISTANCES:

N. 67°00'00" W., 299.5 FEET;
N. 62°00'00" W., 368.00 FEET;
N. 7°00'00" E., 280.0 FEET;
S. 77°00'00" E., 747.00 FEET;
S. 21°00'00" W., 410.00 FEET;

TO PLACE OF BEGINNING, BEING KNOWN AS 922 ROLANDVUE ROAD AND CONTAINING 5.51 ACRES MORE OR LESS.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 22, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-90-A, North side of Rolandvue Road 950 feet West of Malvern Ave.,
Petition for an Accessory Structure (Swimming Pool).
Petitioners - Richard S. Wright and Adele C. Wright

9th District

Hearing: Wednesday, October 23, 1974 (10:00)A.M.)

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

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw

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

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

September 20, 1974

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

Re: Item #50 (1974-1975)
Property Owner: Mr. and Mrs. R. S. Wright
N/S of Rolandvue Rd., 470' from intersection of Rolandvue Rd. and Malvern Ave.
Existing Zoning: D.S. 1
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (swimming pool) in the side yard rather than the required rear yard of the property.
No. of Acres: 5.51 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 directly involved. However, although the submitted plan indicates that Rolandvue Road is proposed to be improved in the future on a 50-foot right-of-way, the future right-of-way widening will not be symmetrical about the existing road. Further information may be obtained from the Baltimore County Bureau of Engineering; the plan must be revised accordingly. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #50 (1974-1975).

Very truly yours,

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

END:EAM:FW:ee

cc: J. Trenner
J. Somers

D-W Key Sheet
35 & 36 NW 1/4 Pos. Sheets
NW 9 A Topo
69 Tax Map

WILLIAM D. FROMM
DIRECTOR
S. ERIC DI NENNA
ZONING COMMISSIONER



September 20, 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 #50, Zoning Advisory Committee Meeting, September 3, 1974, are as follows:

Property Owner: Mr. and Mrs. R. S. Wright
Location: N/S of Rolandvue Road 470.00 ft. from intersection of Rolandvue Road & Malvern Ave.
Existing Zoning: D.R.1
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (swimming pool) in the side yard rather than the required rear yard of the property
No. of Acres: 5.51
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 and Development Planning

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 the side yard in lieu of the required rear yard should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of October, 1974, that the herein Petition for a Variance to permit an accessory structure (swimming pool) in the side yard in lieu of the required rear yard should be and the same is GRANTED, from and after the date of this Order, subject to: 1) the accessory structure (swimming pool) being located not less than 275 feet from the side of the property line and 2) the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

It is 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 the side yard in lieu of the required rear yard should be granted.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of October, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

September 11, 1974

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

Dear Mr. DiNenna:

Comments on Item 50, Zoning Advisory Committee Meeting,
September 3, 1974, are as follows:

Property Owner: Mr. & Mrs. R. S. Wright
Location: N/S of Rolandvue Rd. 470.00 ft. from
Intersection of Rolandvue Rd. & Melvern Ave.
Existing Zoning: DR 1
Proposed Zoning: Variance from Sec. 400.1 to permit an
accessory structure (swimming pool) in
the side yard rather than the required
rear yard of the property.

No. of Acres: 5.51
District: 9th

Comments: Metropolitan water available; septic system
appears to be functioning properly.

Very truly yours,

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

/THVB/neg

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: September 11, 1974

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

Z.A.C. Meeting of: September 3, 1974

Re: Item 50

Property Owner: Mr. & Mrs. R.S. Wright

Location: N/S of Rolandvue Road, 470.00 ft. from Intersection of
Rolandvue Road & Melvern Avenue

Present Zoning: D.R. 1

Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure
(swimming pool) in the side yard rather than the required rear
yard of the property.

District: 9th

No. Acres: 5.51

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrucci
W. Nick Petrucci
Field Representative.

WBP/ml

MARCUS M. ROTKISS
JOSEPH N. MCGOWAN
ALVIN LORICK
JOSHUA A. ANGLER, INTERPRETER

T. SAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD A. KUEFEL

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

October 7, 1974

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

Re: Item 50 - ZAC - September 3, 1974
Property Owner: Mr. & Mrs. R. S. Wright
Location: N/S of Rolandvue Rd. 470.00 ft. from intersection
of Rolandvue Rd. and Melvern Ave.
Existing Zoning: DR 1
Proposed Zoning: Variance from Sec. 400.1 to permit an
accessory structure (swimming pool) in
the side yard rather than the required
rear yard of the property.

No. of Acres: 5.51
District: 9th

Dear Mr. DiNenna:

There are no problems anticipated for the requested permit
for this accessory structure.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/1b

THE TOWSON TIMES

TOWSON, MD. 21204

Oct. 7 - 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 consecutive
week before the 7th day of Oct. 1974 that is to say, the same
was inserted in the issue of Oct. 4 - 1974.

STROMBERG PUBLICATIONS, INC.

By *Stromberg Publications, Inc.*

PETITION FOR A VARIANCE

SECTION: Petition for an Accessory
Structure (Swimming Pool)
LOCATION: North side of
Rolandvue Road 470 feet West of
Melvern Avenue
DATE & TIME: WEDNES-
DAY, OCTOBER 23, 1974 at
10 A.M.
PUBLIC HEARING: Room 104, Coun-
ty 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
on the petition for a Variance from the
Zoning Regulations to permit an accessory
structure (swimming pool) in the side
yard instead of the required rear
yard.

The Zoning Regulations to be
varied are as follows: Accessory build-
ing in residential zone shall be lo-
cated only in the rear yard and shall
occupy not more than 10% thereof.
All other parts of land in the North
District of Baltimore County.

Section 400.1. Accessory build-
ing in residential zone shall be lo-
cated only in the rear yard and shall
occupy not more than 10% thereof.
All other parts of land in the North
District of Baltimore County.

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occupy not more than 10% thereof.
All other parts of land in the North
District of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 2, 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 a week
for one time consecutive weeks before the 23rd
day of October, 1974, the first publication
appearing on the 3rd day of October,
1974.

THE JEFFERSONIAN,
Richard S. Wright
Manager

Cost of Advertisement, \$

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

No. 16961
#75-90-A

DATE Oct. 18, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Richard S. Wright 922 Rolandvue Rd. 21204

Advertising and posting of property #75-90-A

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

No. 16915

DATE Oct. 1, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Ira C. Rigger, Inc. 10100 Marble Court

Cockeysville, Md. 21030

Petition for Variance for R.S. Wright #75-90-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th

Date of Posting OCT 5, 1974

Posted for: PETITION FOR VARIANCE

Petitioner: RICHARD S. WRIGHT

Location of property: N/S of Rolandvue Rd. 470.00 W. of Melvern Ave.

Location of Sign: Front 922 Rolandvue Rd.

Remarks: RT ENTRANCE DRIVEWAY

Posted by: Thomas H. Devlin

Date of return: OCT 10, 1974

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 20th day of
August 1974 Item #

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner Wright Submitted by Rigger

Petitioner's Attorney Reviewed by Rigger

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: JPH										
Previous case:										
Revised Plans: Change in outline or description										
Map #										

Mr. Richard S. Wright
922 Rolandvue Road
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 17th day of September 1974.

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner's Attorney Richard S. and Adole C. Wright

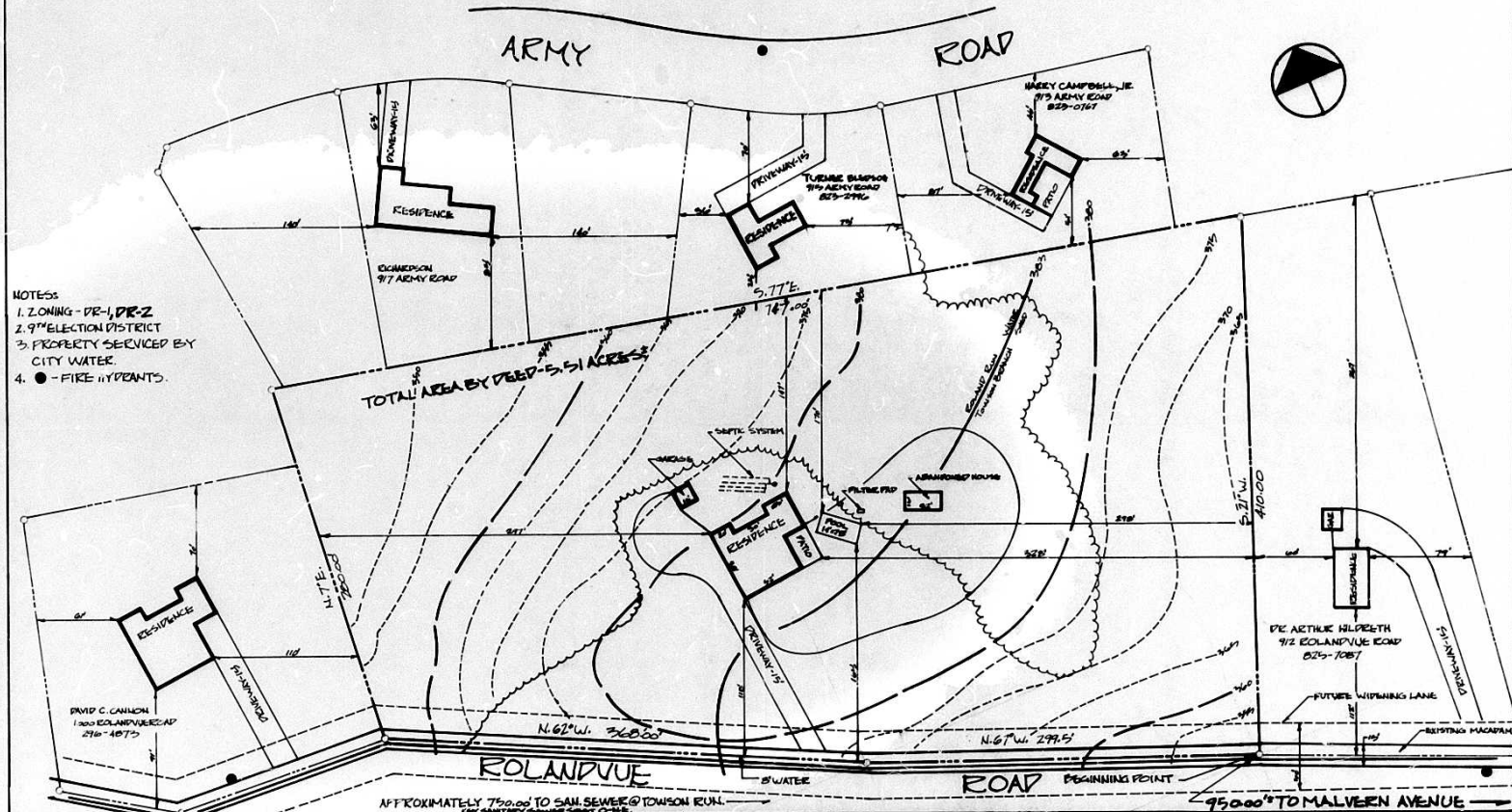
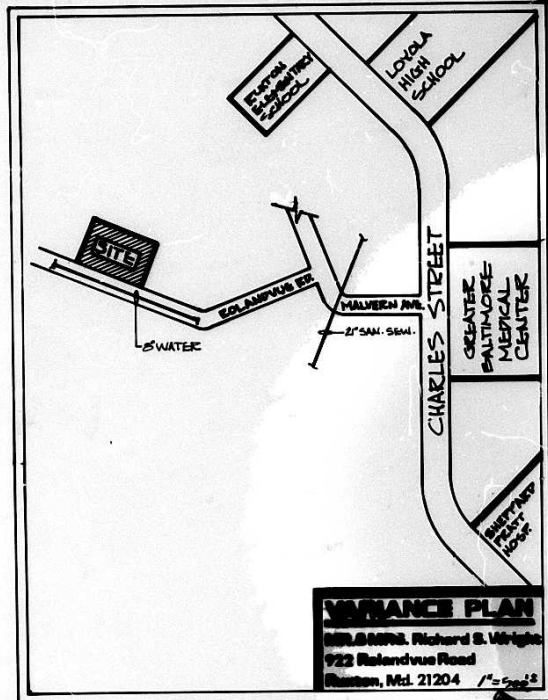
Ira C. Rigger, Inc.

10100 Marble Court

Cockeysville, Md. 21030

Reviewed by: Thomas H. Devlin

THOMAS H. DEVLIN
Zoning Advisory Committee



Ira C. Rigger Inc.

10100 MARBLE COUNTRY
 COCKEYSVILLE, MD. 21030
 (301) 865-1800

aquatech pool division

VARIANCE PLAN

MR. & MRS. Richard S. Wright
 922 Rolandvue Road
 Baltimore, Md. 21204
 1/25/88

by:
 J. CHALK