

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, CLARENCE JACKSON, 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 ACCESS STRUCTURE (SWIMMING POOL) TO BE LOCATED IN A FRONT YARD ON REAR-PROXY PROPERTY INSTEAD OF 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)

DUE TO THE LOCATION OF THE EXISTING HOUSE, THERE IS NO OTHER AREA WHICH WOULD ACCEPT THE PROPOSED POOL

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 _____
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of October, 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 the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County on the 11th day of November, 1974, at 10:45 o'clock.

By William D. Fromm
Zoning Commissioner of Baltimore County.

(over)

FOR COMPROBATE

VETERANS ADMINISTRATION
REGIONAL OFFICE
FEDERAL BUILDING
31 HOPKINS PLAZA
BALTIMORE, MARYLAND 21201



Mr. Clarence L. Jackson, Jr.
Box 595, Rt. 15
Goose Neck Road
Baltimore, MD 21220

Dear Mr. Jackson:
The following is being furnished to assist you in obtaining Maryland Tax exemption.

The United States Veterans Administration hereby certifies that the above named veteran has been declared to have service connected disabilities which were not incurred through misconduct, and the disability is 100% disabling, permanent in character and reasonably certain to continue throughout the life of the veteran. The veteran is receiving disability payments as allowed for reasons of 100% total disabilities.

The character of the disabilities are as follows: Diabetes Mellitus with Arteriosclerotic Hypertension Cardiovascular disease.

Sincerely yours,

J. E. Mueller
J. E. Mueller
Veterans Assistance Officer

See copy
Step and
young copy

November 15, 1974

Mr. & Mrs. Clarence Jackson
Box 595, Route 15
Goose Neck Road
Baltimore, Maryland 21220

RE: Petition for Variance
E/S of Seneca Road (Goose Neck Road) 900' NW of Goose Harbor Road - 15th District
Clarence Jackson, et ux - Petitioners
NO. 75-103-A (Item No. 62)

Dear Mr. & Mrs. Jackson:

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

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: Mr. Thomas E. Fritsch
5941 Goose Neck Road
Baltimore, Maryland 21220

DESCRIPTION OF THE PROPERTY LOCATED AT BOX 595, RT. 15, GOOSENECK ROAD, BALTO., MD.
OWNER: CLARENCE JACKSON

PROPERTY IS COMPRISED OF LOTS 342 & 243 AS SHOWN IN PLAT BOOK 9, FOLIO 121, 100' x 294.5', LOCATED ON THE EAST SIDE OF SENECA ROAD (GOOSENECK RD.) 900' NORTHWEST OF GOOSE HARBOR ROAD, BOWLEYS QUARTER. FRONTS 100' ON THE WEST SIDE OF SENECA CREEK.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 13, 1974
FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-103-A, East side of Seneca Road (Goose Neck Road) Petitioner for Variance for an Accessory Structure (swimming pool) Petitioner - Clarence and June Jackson

15th District

HEARING: Wednesday, November 13, 1974 (10:45 A.M.)

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

William D. Fromm
Director of Planning

WDF:REG:rw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 20, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Alleged zoning violation Complaint of Mr. Thomas E. Fritsch of Route 15, Box 594A, Baltimore 21220

Attached is a communication from Congressman Clarence D. Long. The situation appears to be completely within your sphere of responsibilities.

William D. Fromm
Director of Planning

WDF:mc
Att.

cc: Hon. Clarence D. Long

Honorable Clarence D. Long
Page 2
November 26, 1974

On September 19, 1974, Mr. Jackson filed the required information for the request and a public hearing was held on November 13, 1974. Subsequent to the hearing, on November 15, 1974, the Deputy Zoning Commissioner, who had conducted the hearing, wrote an Order granting the request. This Order will not have the force and effect of law until December 16, 1974, a thirty (30) day period required by Section 500.10 of the Baltimore County Zoning Regulations.

If this office can provide you with further explanation or additional information is required, please feel free to contact this office.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED:rk

cc: James E. Dyer, Deputy Zoning Commissioner
James B. Byrnes, III, Chief, Zoning Enforcement
File

November 26, 1974

Honorable Clarence D. Long
400 Post Office Building
Towson, Maryland 21204

RE: Case No. 75-103-A
E/S of Seneca Road, 900' NW of Goose Harbor Road
15th Election District
Petitioner - Clarence Jackson

Dear Congressman Long:

I am in receipt of your letter of November 19, 1974, in which you request information pertaining to the above referenced Variance hearing and the previously approved permit application for an in-ground swimming pool.

Section 400.1 of the Baltimore County Zoning Regulations requires that all accessory structures, such as swimming pools, must be located only in the rear yard. In order to place such a structure in any other location the property owner would have to obtain a Variance, subsequent to a public hearing.

In the subject instance, Mr. Jackson made application to construct a swimming pool in his front yard. He stated an immediate need as well as hardship and practical difficulty. He supported this with a letter from the Veterans Administration certifying that he has a one hundred percent (100%) medical disability. In view of that situation, I allowed Mr. Jackson to begin construction with his acknowledgement that he would file for the required Variance within thirty (30) days of the approval of his permit application (September 18, 1974).

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

October 10, 1974

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

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

Re: Item #62 (1974-1975)

Property Owner: Clarence Jackson
E/S of Seneca Rd. (Goose Neck Rd.) 900' N/W of Wye Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 400.1 to permit an
access structure (swimming pool) to be located in a front
yard on waterfront property instead of required rear yard.
No. of Acres: 100 x 310 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:

Goose Neck Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway 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.

This 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 and commercial development and other special construction features are required.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Item 62
Mr. Clarence Jackson
Box 595, Rte 15
Baltimore, Maryland 21220
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted
for filing this 11th day of October 1974.
S. ERIC DINENNA,
Zoning Commissioner
Petitioner Clarence Jackson
Petitioner's Attorney _____
Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

Item #62 (1974-1975)
Property Owner: Clarence Jackson
Page 2
October 10, 1974

Water:

Public water supply is serving this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property which is utilizing private onsite means of sewage disposal. This property lies beyond the Urban Rural Demarcation Line. The Baltimore County Comprehensive Sewerage Plan, amended July 1973, indicates Planned Service in the area in 11 to 30 years.

Very truly yours,

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

ENCLOSURES

cc: J. Sowers

2-7X Key Sheet
4 NS 1/4 inch sheet
VS 2 1/2 inch
98 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 11, 1974

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

James B. Byrnes, III
Chairman

Mr. Clarence Jackson
Box 595, Rte 15
Goose Neck Road
Baltimore, Maryland 21220

RE: Variance Petition
Item 62
Clarence Jackson - Petitioner

Dear Mr. Jackson:

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 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 Goose Neck Road and lies approximately 900 feet northwest of Goose Harbor Road, in the 15th Election District of Baltimore County. It is presently improved with a one-story frame dwelling, as are the majority of adjacent dwellings - all of which abut Seneca Creek.

The petitioner is requesting a Variance to permit an accessory structure (swimming pool) to be located in the front yard, rather than the required rear yard.

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

Mr. Clarence Jackson
Re: Item 62
October 11, 1974

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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 Fire Department



J. Austin Ditz
Chief

Towson, Maryland 21204

877-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Clarence Jackson

Location: E/S of Seneca Rd. (Goose Neck Rd.) 900' NW of Wye Rd.
Item No. 62 Zoning Agenda September 14, 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 _____

- () 4. EXCEEDS the maximum allowed by the Fire Department.
- () 1. 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", 1970 Edition prior to occupancy.

- () 6. Site plans are approved as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: H. J. Ditz Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICIAL

September 30, 1974

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

Dear Mr. DiNenna:

Comments on Item 62, Zoning Advisory Committee Meeting, 24, 1974, are as follows:

Property Owner: Clarence Jackson
Location: E/S of Seneca Rd. (Goose Neck Rd.) 900' NW of Goose Harbor Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 400.1 to permit an access structure (swimming pool) to be located in a front yard on waterfront property instead of required rear yard.

No. of Acres: 100 x 310
District: 15th

Comments: Metropolitan water is available; sewage disposal system appears to be functioning properly.

Very truly yours,

Thomas E. Davlin
Thomas E. Davlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/scc



October 14, 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 #62, Zoning Advisory Committee Meeting, September 24, 1974, are as follows:

Property Owners: Clarence Jackson
Location: E/S of Seneca Road (Gooseneck Road) 900' NW of Wye Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 400.1 to permit an access structure (swimming pool) to be located in a front yard on waterfront property instead of required rear yard
No. of Acres: 100 x 310
District: 15th

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3531 ZONING 484-3531

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 25, 1974

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

Z.A.C. Meeting of: September 24, 1974

Re: Item 62

Property Owner: Clarence Jackson

Location: E/S of Seneca Road (Gooseneck Road) 900' N.W. of Wye Road

Present Zoning: R.D.P.

Proposed Zoning: Variance from Section 400.1 to permit an access structure (swimming pool) to be located in a front yard on waterfront property instead of required rear yard.

District: 15th

No. Acres: 100 x 310

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/ml

W. ENSLIE PARKER, President
LUDWIG C. HESS, Vice President
WILLIAM H. BERNY

MARCUS M. WIGGANS
JOSEPH N. MCGRAW
ALVIN GLOCK

T. DAYTON WILLIAMS, JR.
RICHARD W. TWIDDE, VMD
MRS. RICHARD A. BUEHLER

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: <i>WBC</i>	Revised Plans: Change in outline or description						Yes			
Previous case:	Map #						No			

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *15th* Date of Posting: *10-17-74*
Posted for: *WBC, Nov. 13, 1974, 9:10:45 A.M.*
Petitioner: *Clarence Jackson*
Location of property: *E/S of Seneca Rd. (Gooseneck Rd.) NW of Wye Rd. & Seneca Harbor Rd.*
Location of Signs: *1 Sign, Petition & No. 575-103-A*
Remarks:
Posted by: *Paul H. Yon* Signature Date of return: *10-24-74*

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

No. 16996

DATE: *Nov. 12, 1974* ACCOUNT: *01-662*

AMOUNT: *\$16.00*

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
UNIT: *Sylvan Pools, Inc.*
City: *Laurel, Md. 20810*
Advising and posting of property for Clarence Jackson
#75-103-A

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

No. 16941

DATE: *Oct. 14, 1974* ACCOUNT: *01-662*

AMOUNT: *\$25.00*

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
UNIT: *Sylvan Pools, Inc.*
City: *Laurel, Maryland*
Advising and posting of property for Clarence Jackson
#75-103-A

PETITION FOR VARIANCE
15th DISTRICT
ZONING: Petition for
Variance for an Accessory
Structure (swimming pool).
LOCATION: East side of
Seneca Road (Gooseneck Road)
NW of Wye Road
DATE & TIME: WEDNESDAY,
NOVEMBER 13, 1974 at
10:00 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) to be located in a
front yard instead of the required
rear yard.
The Zoning Regulation to be
varied is as follows:
Section 400.1 - Accessory
building in residence zone
shall be located only in the rear
yard and shall occupy not more
than 40% thereof.
All that parcel of land in the
Fifteenth District of Baltimore
County
Property is comprised of lots
26 & 28 as shown in plat book
9, folio 12, 100 x 310 ft., located
on the east side of Seneca Road
(Gooseneck Rd.) NW northwest
of Wye Road, Seneca Harbor
Square, Baltimore County.
From lot 26 on the west side of
Seneca Creek.
Being the property of
Clarence and June Jackson, as
shown on plat filed with the
Zoning Department.
Hearing Date: Wednesday,
November 13, 1974 at 10:00 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
Oct. 12

OFFICE OF
THE
ESSEX TIMES
ESSEX, MD. 21221 Oct. 21 - 19 74

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 successive
week before the 21st day of Oct., 1974, that is to say, the same
was inserted in the issue of October 17 - 1974.

STROMBERG PUBLICATIONS, Inc.

By *Beth Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 17, 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 17th day of October, 1974, the first publication
day of November, 1974, the first publication
appearing on the 17th day of October, 1974.

THE JEFFERSONIAN
L. L. Morgan
Manager

Cost of Advertisement \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

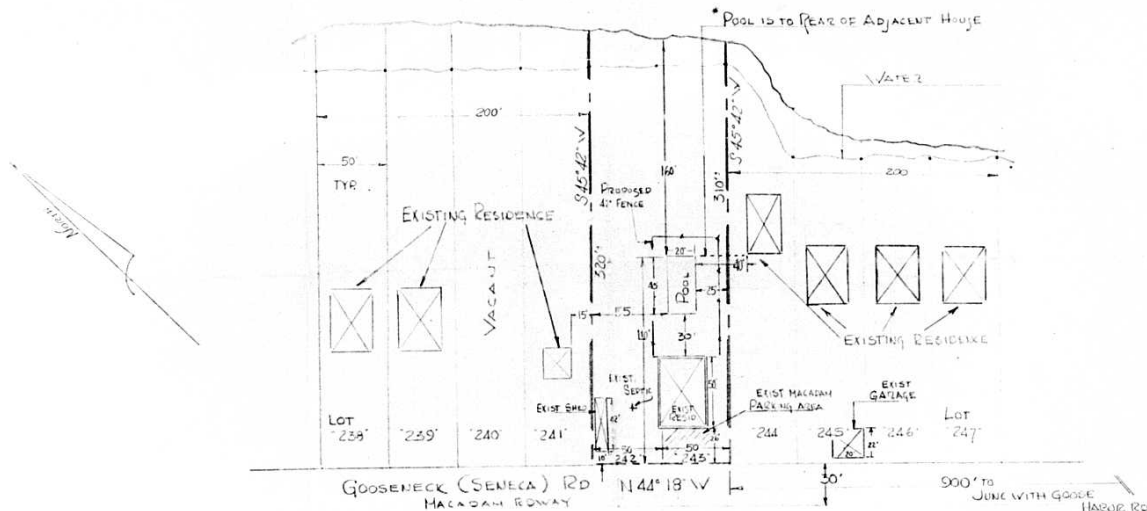
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this *18* day of

Sept 1974 Item #
Hi. Di. Nenna
S. Eric DiNenna,
Zoning Commissioner
Petitioner *Mr. Clarence Jackson* Submitted by *Mr. Thompson*
Petitioner's Attorney Reviewed by *WBC*

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

SENECA CREEK



SCALE 1" = 50'

15TH DISTRICT - ZONED RDP

Box 595, Rt 15, Goose Neck Rd (Seneca)

BOWLEYS QUARTER

OWNER: CLARENCE JACKSON

PROJECT: REIN. CONCRETE SWIM POOL IN GROUND



REVISED PLANS

Clarence Jackson

