

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we E. Richard & Mary Watts, 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) to be located in side and front yard in lieu 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)

- 1-- Septic tank and drain fields located in rear yard
- 2-- Small storage shed located in rear yard
- 3-- Existing topography in rear yard will make it difficult to install pool in rear yard.
- 4-- No obstructions on side yard. Only available spot for pool installation

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 Mary Charlotte Watts Legal Owner
Address 1810 Ruxton Rd
Petitioner's Attorney Barre MD Protestants Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day

of November 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of November, 1974 at 10:30 o'clock

Zoning Commissioner of Baltimore County.

(over)

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

November 20, 1974

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

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

Re: Item #90 (1974-1975)
Property Owner: E. Richard and Mary Watts
312' N. of Ruxton Rd., 550' E. of Ellenham Ave.
Existing Zoning: D.R. 1
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (swimming pool) to be located in side and front yard in lieu of required yard.
No. of Acres: 0.84 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. It appears that additional fire hydrant protection may be required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #90 (1974-1975).

Very truly yours,

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

END:ENR:FW:SS

cc: W. Munchel

ONE Key Sheet
39 NW 7 Pos. Sheet
NW 10 B Topo
59 Tax Map

December 10, 1974

Mr. & Mrs. Earl Richard Watts, Jr.
1810 Ruxton Road
Baltimore, Maryland 21204

RE: Petition for Variance
Beginning 312' N of Ruxton Road
and 550' E of Ellenham Road -
9th Election District
Earl Richard Watts, Jr., et ux -
Petitioners
NO. 75-128-A (Item No. 90)

Dear Mr. & Mrs. Watts:

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
Zoning Commissioner

SED/ecw

Attachments

Beginning at a point on the West side of a private road, said point being located 312' measured in a northerly direction along the West side of said private road from the North side of Ruxton Road, said private road being 550' from East side of Ellenham Avenue. Thence

S 81 degrees - 58' - 25" W	161.61'
N 13 degrees - 31' - 49" W	171.07'
S 83 degrees - 44' - 43" E	135.36'
N 02 degrees - 23' - 53" W	50.42'
S 07 degrees - 50' - 35" E	150.00'
S 25 degrees - 30' - 35" W	63.73'
S 25 degrees - 11' - 35" W	148.5'

to place of beginning, containing 0.84 acres more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 6, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-128-A, Beginning 312 feet North of Ruxton Road and 550 feet East of Ellenham Avenue. Petition for Variance for Side and Front Yards. Petitioner - E. Richard and Mary Watts

9th District

HEARING: Monday, December 9, 1974 (10:30 A.M.)

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

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rv

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 29, 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 #90, Zoning Advisory Committee Meeting, October 29, 1974, are as follows:

Property Owner: E. Richard and Mary Watts
Location: 312 ft. N of Ruxton Road 550 ft. E of Ellenham Avenue
Existing Zoning: D.R. 1
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (swimming pool) to be located in side and front yard in lieu of required yard
No. of Acres: 0.84
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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 424-3211 ZONING 484-3231

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. WM. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

November 25, 1974

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

Re: Item 90 - ZAC - October 29, 1974
Property Owner: E. Richard & Mary Watts
Location: 312 ft. N of Ruxton Rd. 550 ft. E of Ellenham Ave.
Existing Zoning: D.R. 1
Proposed Zoning: VARIANCE from Sec. 400.1 to permit an accessory structure (swimming pool) to be located in side & front yard in lieu of required yard.
No. of Acres: 0.84
District: 9th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit an accessory structure to be located in side and front yard.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Asso. Traffic Engineer

MSF/bza

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 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 and front yards in lieu of the required rear yard should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of December, 1974, that the herein Petition for a Variance to permit an accessory structure (swimming pool) in the side and front yards in lieu of the required rear yard 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 19th day of December, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 18, 1974

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

James B. Byrnes, III
Chairman

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PLANNING AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS INSPECTOR

Mr. E. Richard Watts, Jr.
1810 Ruxton Road
Baltimore, Maryland

RE: Variance Petition
Item 90
E. Richard & Mary Watts -
Petitioners

Dear Mr. Watts:

The Zoning Plans 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 approximately 312 feet north of a point on the north side of Ruxton Road, 550 feet east of Ellenham Avenue. It is presently improved with a two-story frame dwelling and small shed. Surrounding properties are improved with residential uses.

The petitioner is requesting a Variance to permit an accessory structure (swimming pool) in the side yard rather than the required rear yard. A 16'x32' 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 held

Mr. E. Richard Watts, Jr.
Re: Item 90
November 18, 1974

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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 Plans Advisory Committee

JBB:JD

Enclosure

Baltimore County Fire Department



Towson, Maryland 21204

832-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owners: E. Richard & Mary Watts

Location: 312 ft. N. of Ruxton Rd., 550 ft. E. of Ellenham Ave.

Item No. 90 Zoning Agenda October 25, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "a" 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 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", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

Reviewed: *Handwritten signature* Noted and Approved: *Paul H. Reinke*
Special Inspection Division Deputy Chief
Fire Prevention Bureau

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

October 31, 1974

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

Dear Mr. DiNenna:

Comments on Item 90, Zoning Advisory Committee Meeting, October 29, 1974, are as follows:

Property Owner: E. Richard & Mary Watts
Location: 312 ft. N. of Ruxton Rd., 550 ft. E. of Ellenham Ave.

Existing Zoning: D.R. 1
Proposed Zoning: VARIANCE from Sec. 4000.1 to permit an accessory structure (swimming pool) to be located in side & front yard in lieu of required yard.

No. of Acres: 0.84
District: 9th

Comments: Metropolitan water available; septic system satisfactory.

Very truly yours,

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 23, 1974

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

Re: Item 90

Z.A.C. Meeting of: October 29, 1974

Property Owners: E. Richard & Mary Watts

Location: 312 ft. N. of Ruxton Road, 550 ft. E. of Ellenham Avenue.

Present Zoning: D.R. 1

Proposed Zoning: Variance from Section 4000.1 to permit an accessory structure (swimming pool) to be located in side and front yard in lieu of required yard.

District: 9th

No. Acres: 0.84

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

MJP/ml

EMILIE PARKS, President
EUGENE C. HESS, Vice President
WILLIAM D. S. BERNARD

MANUEL M. BOUTIN
JOHN P. M. MCGOWAN
ALVIN LORECK
JOSHUA H. WATKINS

RAYMOND HILLMAN, JR.
RICHARD W. FRACKY, V.P.
MRS. RICHARD A. HILLMAN

PETITION FOR A VARIANCE
ZONING: Petition for
Variance for Side and Front
Yards.
LOCATION: Beginning 312
feet North of Ruxton Road and
550 feet East of Ellenham
Avenue.
DATE & TIME: MONDAY,
DECEMBER 16, 1974 at 10:30 A.M.

PUBLIC HEARING: Home
County Office Building, 111
W. Chesapeake Avenue,
Towson, Maryland.

The Zoning Commission 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 side
and front yards instead of the
required rear yard.
The Zoning Regulations to be
varied are as follows:

Section 4000.1 - Accessory
Buildings - Shall be located
only in the rear yard and shall
occupy not more than 40%
All that parcel of land in the
North District of Baltimore
County

Beginning as a point on the
West side of a private road
and point being located 312
feet North of Ruxton Road and
550 feet East of Ellenham
Avenue, the following
S 81 degrees 58' - 58" W
164.0
N 13 degrees 31' - 49" W
171.47
S 81 degrees 44' - 47" E
150.36
N 48 degrees 22' - 52" W
164.42
S 47 degrees 58' - 58" E
164.40
S 25 degrees 30' - 35" W
447.5
S 25 degrees 11' - 22" W
164.5

In place of beginning, containing
the above described parcel,
Baltimore County, E. Richard &
Mary Watts, as shown on plat
to be filed with the
Zoning Department.

HEARING: (Date: Monday,
December 16, 1974 at 10:30 A.M.)
Public Hearing: Home 100
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
ZONING COMMISSIONER OF
BALTIMORE COUNTY
Nov 22 1974

THE TOWSON TIMES

TOWSON, MD. 21204 November 22 1974

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - BEGINNING 312 FEET NORTH OF RUXTON ROAD.

was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one successive
weeks before the 9 day of Dec. 1974 that is to say, the same
was inserted in the issues of November 20, 1974.

STROMBERG PUBLICATIONS, Inc.

By: *Handwritten signature*

CERTIFICATE OF PUBLICATION

TOWSON, MD. NOVEMBER 21, 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
of successive weeks before the 19th day of November, 1974, the first publication
day of November, 1974, the first publication
appearing on the 19th day of November, 1974.

THE JEFFERSONIAN,
Handwritten signature
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 9th Date of Posting: Nov. 23, 1974
 Posted for: PETITION FOR VARIANCE
 Petitioner: E. RICHARD WATTS
 Location of property: DEC. 112. N. OF RUXTON RD. AND 550' E. OF
ELLENHAM AVE
 Location of Sign: N. SIDE SE. RUXTON RD. 565' +/- E. OF
ELLENHAM AVE
 Remarks: _____
 Posted by: Thomas B. Boland Signature Date of return: Nov. 29, 1974

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: <u>DBC</u>					Revised Plans: Change in outline or description <u>Yes</u> Map # _____					
Previous case: _____										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 90
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 Mr. E. Richard Watts, Jr.
 1810 Ruxton Road
 Baltimore, Maryland 21204
 Your Petition has been received and accepted for filing
 this _____ day of _____ 1973.
 8th November

S. Eric DiNenna
 S. ERIC DINENNA,
 Zoning Commissioner

Petitioner: E. Richard & Mary Watts
 Petitioner's Attorney: _____ Reviewed by: *John J. Patton Jr.*
 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 15th day of Oct 1974. Item # _____

S. Eric DiNenna
 S. ERIC DINENNA, C
 Zoning Commissioner

Petitioner: M. E. WATTS Submitted by _____
 Petitioner's Attorney: _____ Reviewed by: DBC

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

BALTIMORE COUNTY, MARYLAND No. 17183
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: Dec. 9, 1974 ACCOUNT: 01-662

AMOUNT: \$54.75

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

E. Richard Watts, Jr.
 1810 Ruxton Rd.
 Baltimore, Md. 21204
 Advertising and posting of property ----- #75-128-A
 547.50

BALTIMORE COUNTY, MARYLAND No. 17116
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: Nov. 18, 1974 ACCOUNT: 01-662

AMOUNT: \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

L. C. Holme Construction, Inc.
 9000 Harford Rd.
 Baltimore, Md. 21234
 Petition for Variance for E. Richard Watts
 #75-128-A 25.00





MAP	30
SECTION	NW 10.0
DIST.	9
DATE	10/17/74
TYPE	
REASON	V
BY	AK
FINAL	1/6/75
DATE	AK

VARIANCE FOR EARL RICHARD WATTS JR.
9TH ELECTION DIST. BALTIMORE COUNTY, MD
WATER IN RUXTON RD.
PRIVATE SEPTIC SYSTEM
ZONED DR-1

SCALE 1" = 50'

