

76-80-A #37 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

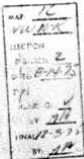
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Willard G. Naselrod, 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 in the front 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)

The pool must be placed in front yard because septic system is in rear 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.

Contract purchaser: Willard G. Naselrod
Address: 4620 DEER PARK RD.
912-6856
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day

of September, 1975, 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 16th day of October, 1975, at 10:15 o'clock

Eric D. Nenna
Zoning Commissioner of Baltimore County.

(over)

76-80-A
4-08-914

RE: PETITION FOR VARIANCE
North side of Deer Park Road 100 feet
East of Shippe Lane, 2nd District
WILLARD G. NAZELROD, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-80-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

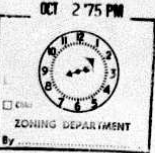
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kowitz, Jr.
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2100

I hereby certify that on this 2nd day of October, 1975, a copy of the foregoing Order was mailed to Mr. Willard G. Naselrod, 4620 Deer Park Road, Baltimore, Maryland, Petitioner.

Eric D. Nenna



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 14, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition # 76-80-A. Petition for Variance for an Accessory Structure. NORTH SIDE OF DEER PARK ROAD 100 feet East of Shippe Lane. Petitioner - Willard G. Naselrod

2nd District

HEARING: Thursday, October 16, 1975 at 10:15 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:NEGmb



October 23, 1975

Mr. Willard G. Naselrod
4620 Deer Park Road
Baltimore, Maryland 21117

RE: Petition for Variance
N/S of Deer Park Road, 100' E of
Shippe Lane - 2nd Election District
Willard G. Naselrod - Petitioner
NO. 76-80-A (Item No. 37)

Dear Mr. Naselrod:

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

Very truly yours,

Eric D. Nenna
S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

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

Room of Engin.
ELLSWORTH N. DIVEN, P. E. CHIEF

September 19, 1975

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

Re: Item #37 (1975-1976)
Property Owner: Willard G. Naselrod
N/S of Deer Park Rd., 100' E. of Shippe Lane
Existing Zoning: RES
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure in the front yard instead of the required rear yard.
No. of Acres: 87 x 250 District: 2nd

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, Deer Park Road, an existing public road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way, with horizontal and vertical realignments. Further information may be obtained from the Baltimore County Bureau of Engineering, and the submitted plan should be revised accordingly.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #37 (1975-1976).

Very truly yours,

Ellsworth N. Diven
ELLSWORTH N. DIVEN, P.E.
Chief, Bureau of Engineering

END:RAM:PMR:ss

cc: John Trenner
John Somers

FF-NE Key Sheet
37 NW 1/4 Pos. Sheet
NW 10 E Topo
66 Tax Map

DESCRIPTION FOR VARIANCE FOR
WILLARD G. NAZELROD

BEGINNING AT A POINT 100 FEET EAST OF SHIPPE LANE ON THE NORTH SIDE OF DEER PARK ROAD RUNNING N 54° 34' 30" W 268.39' TO A POINT, THENCE S 35° 25' 30" E 87.04' TO A POINT, THENCE S 54° 34' 30" E 263.01' TO A POINT, THENCE S 32° 21' 00" W 87.14' TO THE BEGINNING POINT.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Mr. Willard G. Naselrod
4620 Deer Park Road
Baltimore, Maryland
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this September day of 24, 1975
Eric D. Nenna
S. Eric DiNenna,
Zoning Commissioner
Petitioner Willard G. Naselrod
Petitioner's Attorney _____ Reviewed by Franklin T. Moyans, Jr.
Chairman,
Zoning Plans
Advisory Committee

DEC 15 1975

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 Petitioner

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 in the front yard in a variance instead of the required rear yard should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of October, 1975, that the herein Petition for the aforementioned 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 day of 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 22, 1975

OFFICE BUILDING
1101 CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

Franklin T. HOGANS, Jr.
XXXXXXXXXXXXXXX

Mr. Willard G. Nazelrod
4620 Deer Park Road
Baltimore, Maryland

RE: Variance Petition
Item 37
Willard G. Nazelrod - Petitioner

Dear Mr. Nazelrod:

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 on the north side of Deer Park Road, 100 feet east of Shippe Lane, and is currently improved with a single family dwelling. Adjacent properties are also improved with one family dwellings. The petitioner is requesting a Variance to permit an inground swimming pool to be located in the front yard, that is, between the house and the street.

Field inspection revealed the septic system to be located in the rear yard.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice

Mr. Willard G. Nazelrod
Re: Item 37
September 22, 1975
Page 2

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,

Franklin T. HOGANS, Jr.
FRANKLIN T. HOGANS, JR.,
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 26, 1975

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

Z.A.C. Meeting of: August 26, 1975

Re: Item 37
Property Owner: Willard G. Nazelrod
Location: N/S of Deer Park Rd. 100' E. of Shippe Lane
Present Zoning: RSC
Proposed Zoning: Variance from Section 400.1 to permit an accessory structure in the front yard instead of the required rear yard.

District: 2nd
No. Acres: 87 x 260

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

H. EMBLE PARKS, PRESIDENT
EUGENE C. HERS, VICE-PRESIDENT
MRS. ROBERT L. BERNEY

MARCUS M. BOTSARIS
JOSEPH N. MCDONNAN
ALVIN L. DRECK
JOSHUA R. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, VICE
MRS. RICHARD F. HULMEYER

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 5, 1975

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

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

Dear Mr. DiNenna:

Comments on Item #37, Zoning Advisory Committee Meeting, August 26, 1975, are as follows:

Property Owner: Willard G. Nazelrod
Location: N/S of Deer Park Rd. 100' E of Shippe Lane
Existing Zoning: RSC
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure in the front yard instead of the required rear yard.
No. of Acres: 87 x 260
District: 2nd

The septic system is apparently functioning properly since no evidence of an overflow could be found.

The existing drilled water well is in good physical condition.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:dlg

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLAPP, P.E. DIRECTOR
WM. T. MELSER DEPUTY TRAFFIC ENGINEER

September 8, 1975

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

Re: Item 37 - ZAC - August 26, 1975
Property Owner: Willard G. Nazelrod
Location: N/S of Deer Park Rd. 100' E of Shippe Lane
Existing Zoning: RSC
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure in the front yard instead of the required rear yard.
No. of Acres: 87 x 260
District: 2nd

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to allow an accessory structure in front yard.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate

MSF/dea

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



September 18, 1975

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 #37, Zoning Advisory Committee Meeting, August 26, 1975, are as follows:

Property Owner: Willard G. Nazelrod
Location: N/S of Deer Park Rd. 100' E of Shippe Lane
Existing Zoning: R.S.C.
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure in the front yard instead of the required rear yard.
No. of Acres: 87 x 260
District: 2nd

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 484-3211 ZONING 484-3251

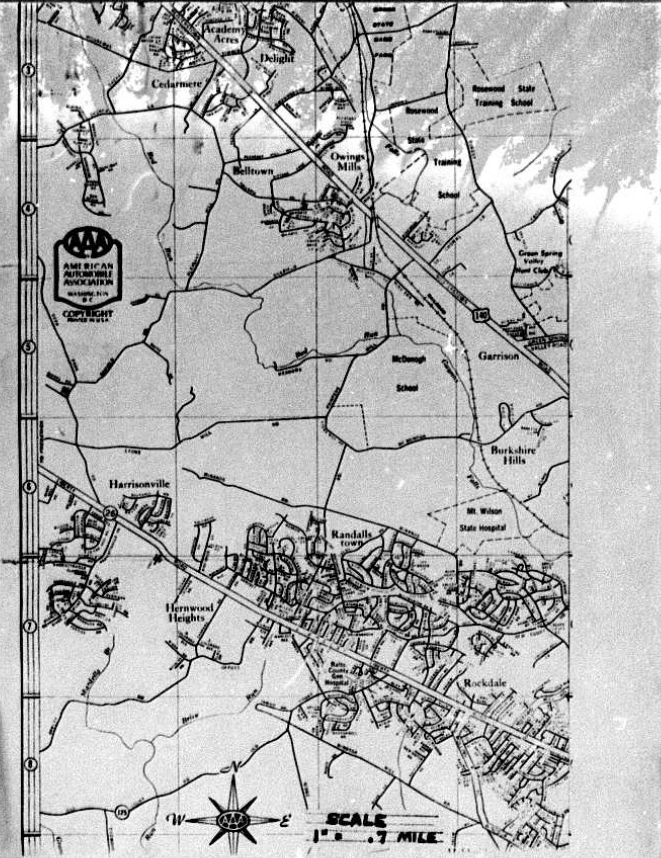
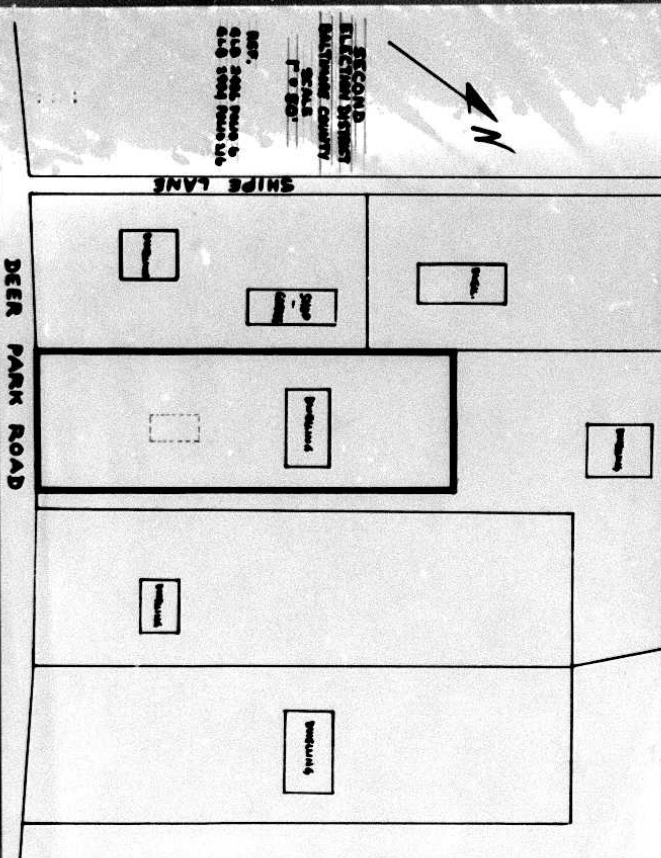
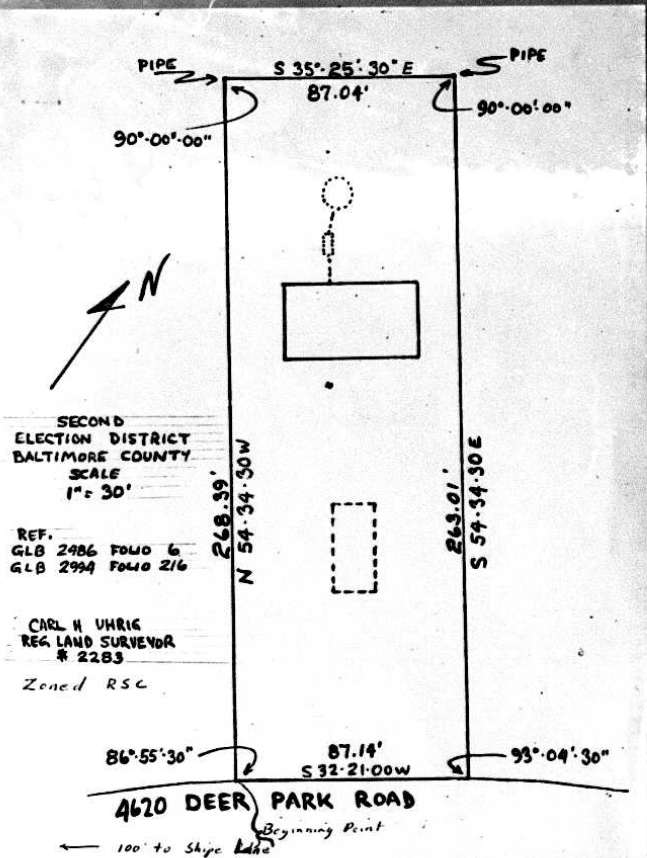
PETITION MAPPING PROGRESS SHEET

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: J.A.L.					Revised Plans: Change in outline or description Yes No					
Previous case:					Map #					

1-SIGN 76-80-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: SEPT. 21, 1975
Posted for: PETITION FOR VARIANCE
Petitioner: WILLIARD G. NAZELROD
Location of property: N/S OF DEER PARK RD. 100' E OF SHIPPE LANE
Location of Signs: FRONT 4620 DEER PARK RD.
Remarks: Thomas H. Devlin
Posted by: Thomas H. Devlin Signature Date of return: OCT. 2, 1975



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received * this 12th day of August 1977. Item # 25926

Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner Reginald Submitted by Reginald
 Petitioner's Attorney Reviewed by DRS

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

PETITION FOR A VARIANCE
 2ND DISTRICT
 ZONING: Petition for Variance for an Accessory Structure.

LOCATION: North side of Deer Park Road 100 feet East of Ship Lane.

DATE AND TIME: THURSDAY, OCTOBER 16, 1975 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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 Variance from the Zoning Regulations of Baltimore County to permit an accessory structure in the first yard located at the required rear yard.

The zoning Regulations to be excepted as follows:
 Section 400.1 Accessory Structures in residence zones shall be located only in the rear yard and shall occupy not more than 40% thereof.

All that parcel of land in the Second District of Baltimore County, Beginning at a point 100 feet east of Ship Lane on the north side of Deer Park Road running 12' 14\"/>

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 25, 1975

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 each week, one time successive weeks before the 16th day of October, 1975, the first publication appearing on the 25th day of September, 1975.

THE JEFFERSONIAN,
L. Frank Shuck
 Manager.

Cost of Advertisement, \$.....

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

No. 23369

DATE Sept. 19, 1975 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED Willard G. Haselrod, Rt. 2 Deer Park Rd., Owings Mills, Md. 21117 Petition for Variance 776-00-4

FOR 250.00

VALIDATION OR SIGNATURE OF CASHIER

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

No. 25926

DATE Oct. 16, 1975 ACCOUNT 01-662

AMOUNT \$45.25

RECEIVED FROM Willard G. Haselrod, Rt. 2 Deer Park Rd., Owings Mills, Md. 21117 Advertising and posting of property 776-00-4

FOR 4525

VALIDATION OR SIGNATURE OF CASHIER