

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. & Mrs. Joseph E. Menikheim, 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 built in the side yard of a corner lot rather than 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)

A concrete patio located in the N.E. quarter of this corner lot makes it impractical to excavate and build the pool in that location.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. 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 of Baltimore County.

Contract purchaser Joseph E. Menikheim
Address 4414 Camellia Road
Perry Hall, Maryland 21236
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of November, 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 27th day of November, 1975, at 10:15 o'clock A.M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER

North side of Camellia Road 656 feet
Northeast of Ramblebrook Road,
11th District

JOSEPH E. MENIKHEIM, Petitioner

OF BALTIMORE COUNTY

Case No. 76-106-A

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

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 12th day of November, 1975, a copy of the foregoing

Order was mailed to Mr. Joseph E. Menikheim, 4414 Camellia Road, Perry Hall, Maryland 21236, Petitioner.

John W. Hession, III



November 18, 1975

Mr. & Mrs. Joseph E. Menikheim
4414 Camellia Road
Perry Hall, Maryland 21236

RE: Petition for Variance
N/S of Camellia Road, 656' NE of
Ramblebrook Road - 11th Election
District
Joseph E. Menikheim, et ux -
Petitioners
NO. 76-106-A (Item No. 73)

Dear Mr. & Mrs. Menikheim:

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

Very truly yours,
George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

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

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

a.c. rigger inc. aquatouch pool division

BEGINNING at a point on the north side of Camellia Road approximately 656' from the intersection of Camellia Road and Ramblebrook Road, as recorded in the plat book O.T.G. 34, Folio 23, "Ramblebrook" resubdivision of Lots 24, 25 and 26, Block "E" of resubdivision Block "A" and parts of Block "B", "E", and "F" and running the following courses and distances:

N. 76 degrees 00' 16" W. - 70.00'
S. 34 degrees 00' 34" E. - 22.24'
N. 08 degrees 08' 51" E. - 113.27'
Coordinates -- N. 37819.94 E. 42221.75 to
N. 37835.95 E. 42224.27;
Radius = 575.00' - 16.20'
S. 40 degrees 02' 02" E. - 49.69'
S. 13 degrees 59' 44" W. - 150.00'

To place of beginning being known as 4414 Camellia Road and containing .369 acres more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 14, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-106-A. Petition for Variance for an Accessory Structure North Side of Camellia Road 656 feet Northeast Ramblebrook Road Petitioner - Joseph E. Menikheim and Margaret I. Menikheim

11th District

Hearing: Monday, November 17, 1975 (10:15 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has determined that there are no comprehensive planning factors requiring comments on this petition at this time.

William D. Fromm
William D. Fromm
Director of Planning

WDF:REG:rw

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

November 6, 1975

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

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

Re: Item #73 (1975-1976)
Property Owner: Mr. & Mrs. Joseph E. Menikheim
N/S of Camellia Rd. 656' N/E of Ramblebrook Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (swimming pool) to be built in the side yard of a corner lot rather than the required rear yard.
No. of Acres: .369 District: 11th

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, the submitted plan must be revised to indicate that this Lot #126 is a part of the subdivision of "Ramblebrook", as shown on the recorded plat entitled "Resubdivision of Lots 24, 25 and 26 Block 'E' of Resubdivision Block 'A' and Parts Blocks 'B', 'E' and 'F' Ramblebrook" (O.T.G. 34, Folio 108).

Further, the revised plan should indicate the 10-foot drainage and utility easements along the rear and side lines of this Lot 126, and the existing 24-inch storm drain therein. (Drawing 70-0625, File 4) The Petitioner is cautioned that no encroachment by construction of any structure, including footings will be permitted within County rights-of-way or utility easements. During the course of grading or construction of this site protection must be afforded by the contractor to protect the existing 24-inch storm drain system within the drainage and utility easements, and to prevent any damage thereto. Any damage sustained would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #73 (1975-1976).

Very truly yours,

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

END:EAM:PMR:ss

cc: D. Grise, G. Reier (File Ramblebrook)

M-W Key Sheet - 72 Tax Map
38 NE 29 Pos. Sheet
NE 10 H Topo

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Mr. Joseph E. Menikheim
4414 Camellia Road
Perry Hall, Maryland 21236
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of October, 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Mr. & Mrs. Joseph E. Menikheim

Petitioner's Attorney _____

Reviewed by Franklin T. Hohans, Jr.
Franklin T. Hohans, Jr.
Chairman,
Zoning Plans
Advisory Committee

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

FEB 19 1976

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, a Variance to permit an accessory structure (swimming pool) to be built in the side yard of a corner lot instead of the required rear yard should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16TH day of November, 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

COUNTY OFFICE BUILDING
311 N. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hogsans
Chairman, Jr.

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS ENGINEER

November 6, 1975

Mr. Joseph E. Menikheim
4414 Camelia Road
Perry Hall, Maryland 21236

RE: Variance Petition
Item 73
Mr. & Mrs. Joseph E. Menikheim -
Petitioners

Dear Mr. Menikheim:

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 Camelia Road, 656 feet northeast of Ramblebrook Road, and is currently improved with a single family residence. Although Camelia Road terminates in front of the existing dwelling, this lot nevertheless must be considered a corner lot.

The petitioner is requesting a Variance to permit a proposed swimming pool to be located outside of the required rear third of the lot farthest removed from both streets.

Adjacent properties are improved with single family detached dwellings in the Ramblebrook subdivision.

Mr. Joseph E. Menikheim
Item 73
November 6, 1975
Page 2

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 filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hogsans, Jr.

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

PTH:JD

Enclosure

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 21, 1975

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

Z.A.C. Meeting of: October 14, 1975

Re: Item 73
Property Owner: Mr. & Mrs. Joseph E. Menikheim
Location: N/S of Camelia Rd. 656' N.E. of Ramblebrook Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 400.1 to permit an accessory structure (swimming pool) to be built in the side yard of a corner lot rather than the required rear yard.

District: 11th
No. Acres: .369

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative.

H. ENSLIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. BOTSANIS
JOSEPH N. MCDONALD
ALVIN LOBECK
JOSHUA R. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD A. VILLERIEL



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

October 24, 1975

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

Dear Mr. DiNenna:

Comments on Item #73, Zoning Advisory Committee Meeting, October 14, 1975, are as follows:

Property Owner: Mr. & Mrs. Joseph E. Menikheim
Location: N/S of Camelia Rd. 656' NE of Ramblebrook Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (swimming pool) to be built in the side yard of a corner lot rather than the required rear yard.

No. of Acres: .369
District: 11th

Metropolitan water and sewer existing.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:d1m

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

873-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Mr. & Mrs. Joseph E. Menikheim

Location: N/S of Camelia Road, 656' NE of Ramblebrook Road

Item No. 73 Zoning Agenda October 14, 1975

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 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

EXCEEDS 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.

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

Reviewed: [Signature] Noted and
Approved: [Signature]
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 21, 1975

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

Z.A.C. Meeting of: October 14, 1975

Re: Item 73
Property Owner: Mr. & Mrs. Joseph E. Menikheim
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District: 11th
No. Acres: .369

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative.

H. ENSLIE PARKS, PRESIDENT
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T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD A. VILLERIEL



WILLIAM D. FROMM
DIRECTOR

October 27, 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 #73, Zoning Advisory Committee Meeting, October 14, 1975, are as follows:

Property Owner: Mr. & Mrs. Joseph E. Menikheim
Location: N/S of Camelia Road 656' NE of Ramblebrook Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (swimming pool) to be built in the side yard of a corner lot rather than the required rear yard
No. of Acres: .369
District: 11th

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

LOCATION PLAN
1" = 1000'