PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we. John A & Gloria J Zeranko ... 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 a pool to be located

outside the required 1/3 of the lot farthest removed from the side street on

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

We do not have the required space to put our 12 x 21 above ground swimming pool in the furtherst right hand corner of our property, as required by Saltimore County Zoning Laws (plot plans attached), without having to tear down par of our home.

with Permit 871265 a 6' banketweave fence has been erected for privacy from Marista Avenue for both Motorists using this 1-May street and ourselves, and as procession of invasion of privacy for our neignous 8 their children.

Also, because we live on the corner of Wise Avenue & Mista Avenue, the way the house as originally built on the property, and the trees a shed, there is no where else to locate a pool on this property.

See attached description

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

1. or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of the petition, and further agree to and are to be bound by the noning regulations and restrictions of Balispore County acopted pursuant to the Zoning Law For Baltimore County.

Spire

John A. Zotando Address 41 Wise Avenue

pr. October 197 5, 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 Zoningussioner of Baltimore County in Room 108, County Office Building in Townon, Baltimore

County, on the ...

BEST TANKS & JUNE

BE: PETITION FOR WARRANCE Avenues, 12th District

JOHN A. ZERANKO, Patitions

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

: Case No. 76-111-A

...... ORDER TO ENTER APPEARANCE

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

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

I hereby certify that an this 17th day of November, 1975, a capy of the foregoing Order was mailed to Mr. John A. Zaranko, 41 Wise Avenue, Baltimore, Maryland 21222, Patitioner.

WW 1975 3M 679 1, 0 1 ZONING DEPARTMENT November 24, 1975

41 Wise Avenue Baltimore, Maryland 21222

RE: Petition for Variance EW/corner of Wise and Mavieta Avenues 12th Election District John A. Esranko, et uz - Petitioners NO. 76-111-A (Itom No. 69)

Dear Mr. & Mrs. Zeraske

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

GJM/mc

Bu

BALTIMORE COUNTY, MARTLAND

day of November

INTER-OFFICE CORRESPONDENCE

TO S. Eric Dillenna, Zoning Commissioner Date November 14, 1925

Baltimore, Maryland 21222

1119/75

FROM William D. Fromm, Director of Planning

SUBJECT Petition #76-111-A. Petition for Variance for an Accessory Structure
(Swimming Pool).

Southwest corner of Wise and Mavista Avenues
Petitioner: John A. Zeranko and Gloria Jean Zeranko

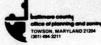
12th District

Hearing: Wednesday, November 19, 1975 (10:00 A.M.)

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

Mund time-William D. Fromm Director of Planning

UDE -NEG : D



WILLIAM D. FROMM

November 13, 1975

Mr. S. Eric Di Nenna, Zonina Commissioner Mr. S. Eric Direnna, Zoning C Zoning Advisory Committee Office of Planning and Zoning Baltimare County Office Buildin Towson, Maryland 21204

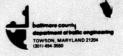
Comments on Item #69, Zoning Advisory Committee Meeting, October 7, 1975, are as follows:

Property Owner: John A and Gloria J. Zeranko Locaton: SW/c of Wise Avenue and Mavista Avenue Location: 397/2 or vise Avenue on Marketo Vise Avenue California, Springer D. R. 5. 5. Proposed Zonings: Variance from Sec. 400.1 to permit apool to be located outside the required 1/3 of the lof faithest removed from the side street on a corner lot.

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 owere of plans or problems with regard to development plans that may have a

This plan has been reviewed and there are no site-planning factors requiring comment.

John zumbly John L. Wimbley Planning Specialist II Project and Development Planni



Soning Commissioner County Office Building Towson, Maryland 21204

Ne: Itam 69 - EAC - October 7, 1975
Property Owner: John A. & Gloria J. Zeranko
Location: SW/C of Vise Avenue & Hevista Ave.
Existing: Soning: DR 5.5
Proposed Soning: Var. from Sec. 400.1 to permit a pool to be
located outside the required 1/3 of the lot
farthes: removed from the side street on a
corner lot

No. of Acres: District: 12th

No Traffic Engineering problems are anticipeted by the request variance to permit a swimming pool to be located on the outside third of

Very truly yours,

Michael S. -16 Michael S. Flanigan

JOHN A. A GLORTA J. ZERANKO BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF WISE AVENUE AND MAVISTA

DESCRIPTION FOR VARIANCE

AVERS AND KNOWN AMONG BALTIMORE COUNTY LAND RECORDS AS LOT NO. 109 OF INVERNESS ANDREX NO. 1 PLAT BOOK 13 POLIO 27.

ALSO KNOWN AS 41 WISE AVENUE.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

ore County Zoning Regulations would result in practical difficulty and ble bandable upon the Petitioners severated not adversally affecting the health pariety and gament as community, a Variance to permit an accessory structure (swim ing pool) to be located outside of the required 1/3 of the lot farthest removed A Part

BALTIMORE COUNTY SONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE SUILABLE alla Y. Roge

Designo of FIRE PERSONNELL DEPARTMENT OF INFFIC ENGINEERING STAFE BEGINNELL AMBRIDES MATTERS

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Br. John A. Boronko 41 Mino Arenno 511 Mino Arenno

These examents are not intended to indicate the sprinteness of the sening action requested, but some that all parties are note owner of place reblems with report to the development plans that have a bearing on this case. The Director of ning may file a written report with the loning assistant with recommendations as to the appropria-se of the requested scaling.

The potitioner is requesting a Variance to permit an aboveground swimning 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 decilings.

Mr. John A. Zeran Re: Item 69 November 7, 1975 Page 2

Frankle 1 Hagen 2 126)

cc: C. A. Hyers, Surveyor

Balttmere County, Maruland Bennetment &f Mublic Marke

COUNTY OFFICE BUILDING

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120

Re: Item #69 (1975-1976)

Property Owner: John A. & Cloris J. Zeranko
S/W cor. of Wide Ave. 2 Marists Ave.
Zinitize Zoning: RE 5.5

Proposed Zoning: Wariance from Sec. 100.1 to permit a
pool to be located outside the required 1/3 of the lot
farthest recoved from the side street on a corner lot.
District: 12th

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.

The submitted plan must be revised to indicate that this property comprises Lota 1 and 109 of "Inverness Annex No. 1" recorded C.H.K., Jr. 13, Folio 27 together with Parcel 119 as appears on Tax Map 10h. Further, the "Location Map" presents this site at the wrong intersection.

Baltimore County utilities and highway improvements are not involved. This office has no further consent in re. d to the plan submitted for Zoning Advisory Cosmittee review in connection with this Item 869 (1975-1976).

Very truly yours,

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

END-RAM-FWR-se

October 17, 1975

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

Comments on Item #69, Zoning Advisory Committee Meeting, October 7, 1975, are as follows:

Property Owner: John A. & Gloria J. Zeranko
Location: SW/C of Wise Ave. & Mawista Ave.
Existing Zoming: DR 5.5
Proposed Zoming: Variance from Sec. 400.1 to permit a
pool to be located outside the required
1/3 of the lot farthest removed from the
side street on a corner lot.

No. of Acres: District: 12th

Metropolitan water and sewer existing.

Ama A. Lonen Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

FRVB: dls

Baltimore County Fire Department



Location: SM/C of Wise Avenue & Marieta Avenue

Zoning Agenda October 7, 1975

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 read in accordance with Baltimore County Standards as published by the Department of Public Morks.

() 2. A second means of vehicle access is required for the gite.
() 3. The vehicle dead-end condition shown at _____

DOEDS the maximum allowed by the Fire Department,

() h. The site shall be used to comply with all applicable perts of the
Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures edisting or proposed on the site shall
comply with all applicable regularments of the Heitonal Fire Protection
Association Standard No. 10. The Life Safety Code, 1970 Etition prior

() 6. Site plans are approved as drawn.

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

Noted and Approved: Planning Group C Special Inspection Division

17/0:

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 20, 1975

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

Z.A.C. Meeting of: October 7, 1975

Property Owner: John A. & Gloria J. Zeranko
Location: SM/C of Wise Avenue & Mavista Avenue
Present Zoning: D. R. 5.5
Proposed Zoning: Variance from Section 400.1 to permit a pool to be
located outside the required 1/3 of the lot farthest
removed from the side street on a corner lot.

District: No. Acres:

WNP/ml

H EMSLIE FARKS, research

MRS ROPERT L BERNEY

CUBENE C. HESS ----

No bearing on student population

Very truly yours, Which thousand

W. Nick Petrovich., Field Representative.

MARCUS M. BOTSARIS JOSEPH N. MESOWAN

RICHARD W. TRACCY, V.M.D. ---

Judiject - Subject

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PETITION	MAPPING PROGRESS SHEET									
	Wall Map						Tracing		800 Sheet	
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Petition number added to outline										
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CERTIFICATE OF PUBLICATION

& Look Shutter



DUNDALK, MD. 21222

Oct. 29, 1975

THIS IS TO CERTIFY, that the annexed advertisement of

ran inserted in THE DUNDALK TIMES, a weekly newspaper published a Baltimore County, Maryland, once a week for the second second

STROWNERG PUBLICATIONS, Inc.

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John Med Nov. 19th 1975 C. 10/20 175.

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 26 th day of Section 1977. Filing Fee \$ 25 . Received Check

__Cash

H. O. Tenna

Petitioner 1d Glar Zamber Submitted by John Zamber 284 1772

Petitioner's Attorney Reviewed by by

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

- C. L. 1940., 1949.

Petitioner Sta A. & Closic J. Sumate

Reviewed by

BALTIMORE COUNTY OFFICE OF PLANNING & SONING

Franklin T. Hogens Jr. Chairman, Soning Plans Advisory Committee