

76-111-A #69 **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 a corner lot.

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 furthest right hand corner of our property, as required by Baltimore County Zoning Law (plot plans attached), without having to tear down part of our home.

With Permit #71265 a 6' basketweave fence has been erected for privacy from Mavista Avenue for both motorists using this 1-way street and ourselves, and as protection of invasion of privacy for our neighbors & their children.

Also, because we live on the corner of Wise Avenue & Mavista Avenue, the way the house as originally built on the property, and the trees & 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.

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

John A. Zeranko Legal Owner

Address: 51 Wise Avenue
Baltimore, Maryland 21222

Petitioner's Attorney

Proponent's Attorney

Address

By The Zoning Commissioner of Baltimore County, this 7th day

of October, 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 22nd day of November, 1975, at 10:00 o'clock

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 15, 1975

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
Petitioners: 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 petition and has determined that there are no comprehensive planning factors requiring comments on this petition at this time.

William D. Fromm
Director of Planning

WDF:REG:rw

RE: PETITION FOR VARIANCE
Southwest corner of Wise and Mavista Avenues, 12th District
JOHN A. ZERANKO, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-111-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. Kauntz, Jr.
Deputy People's Counsel

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

I hereby certify that on this 17th day of November, 1975, a copy of the foregoing Order was mailed to Mr. John A. Zeranko, 41 Wise Avenue, Baltimore, Maryland 21222, Petitioner.

John W. Hession, III



November 24, 1975

Mr. & Mrs. John A. Zeranko
41 Wise Avenue
Baltimore, Maryland 21222

RE: Petition for Variance
SW/corner of Wise and Mavista Avenues
12th Election District
John A. Zeranko, et ux - Petitioners
NO. 76-111-A (Item No. 69)

Dear Mr. & Mrs. Zeranko:

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

Very truly yours,

George J. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. & Mrs. Edward Rapacki
1 Mavista Avenue
Baltimore, Maryland 21222

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

DESCRIPTION FOR VARIANCE

JOHN A. & GLORIA J. ZERANKO

BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF WISE AVENUE AND MAVISTA AVENUE AND KNOWN AMONG BALTIMORE COUNTY LAND RECORDS AS LOT NO. 109 OF INVERNESS ANNEK NO. 1 PLAT BOOK 13 FOLIO 27.

ALSO KNOWN AS 41 WISE AVENUE.



WILLIAM D. FROMM
DIRECTOR

November 13, 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 #69, Zoning Advisory Committee Meeting, October 7, 1975, are as follows:

Property Owner: John A and Gloria J. Zeranko
Location: SW/c of Wise Avenue and Mavista Avenue
Existing Zoning: D.R.5.5
Proposed Zoning: 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

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



STEPHEN E. COLLINS
DIRECTOR

November 10, 1975

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

Re: Item 69 - SAC - October 7, 1975
Property Owner: John A. & Gloria J. Zeranko
Location: SW/c of Wise Avenue & Mavista Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Var. 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

Dear Mr. DiNenna:

No Traffic Engineering problems are anticipated by the requested variance to permit a swimming pool to be located on the outside third of the lot.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MEF:mc

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 above Variance should be had; and it further appearing that by reason of the finding 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 located outside of the required 1/3 of the lot farthest removed from the side street on a corner lot should be granted.

It IS ORDERED by the Zoning Commissioner of Baltimore County this 24th 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

November 6, 1975

Mr. John A. Zeranko
41 Wise Avenue
Baltimore, Maryland 21222

RE: Variance Petition
Item 69
John A. & Gloria J. Zeranko

Dear Mr. Zeranko:

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 southwest corner of Wise Avenue and Navista Avenue, and is currently improved with a dwelling.

The petitioner is requesting a Variance to permit an aboveground 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 dwellings.

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

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

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 P. Hoggan, Jr.
Chairman, Zoning Plans Advisory Committee

FTN:JD
Enclosure
cc: C. A. Myers, Surveyor
Emory Road
Upperco, Maryland 21155

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

October 27, 1975

Re: Item #69 (1975-1976)
Property Owner: John A. & Gloria J. Zeranko
S/W cor. of Wise Ave. & Navista Ave.
Existing Zoning: DR 5.5
Proposed Zoning: 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.
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.

General:

The submitted plan must be revised to indicate that this property comprises Lots 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 104. 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 comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #69 (1975-1976).

Very truly yours,
Eugene C. Hess
Chief, Bureau of Engineering

END:HAM:FWH:es

E-SM Key Sheet
11 SE 24 Pos. Sheet
SE 3 F Topo
104 Tax Map

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

October 17, 1975

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

Dear Mr. DiNenna:

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. & Navista Ave.
Existing Zoning: DR 5.5
Proposed Zoning: 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.

Very truly yours,
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

Baltimore County Fire Department

October 17, 1975

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: John A. & Gloria J. Zeranko
Location: SW/C of Wise Avenue & Navista Avenue
Item No. 69
Zoning Agenda October 7, 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 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. 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: _____ Noted and Approved: _____
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

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

Re: Item 69
Property Owner: John A. & Gloria J. Zeranko
Location: SW/C of Wise Avenue & Navista 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: 12th
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

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

WNP/ml

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