

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Lena M. Hafner, 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 in the side 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 swimming pool was installed under a permit issued by Baltimore County. Cost of removing the liner, stones, and electric lines would be excessive. A rear yard location would not be acceptable due to sloping terrain and the location of the septic and dry well systems.

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 Lena M. Hafner
Lena M. Hafner Legal Owner
Address 406 Jefferson Bldg
Towson, Maryland 21204
Glen Arm, Maryland 21057
Petitioner's Attorney
Protestant's Attorney

DEC 1 - 1975
ORDERED By The Zoning Commissioner of Baltimore County, this 1st day

of December 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 5th day of January, 1976, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
Southeast side of Glen Arm Road
2275 feet Northeast of Manor Road,
11th District : OF BALTIMORE COUNTY
LENA M. HAFNER, Petitioner : Case No. 76-131-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. 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 22nd day of December, 1975, a copy of the foregoing Order was mailed to Robert E. Carney, Jr., Esquire, 406 Jefferson Building, Towson, Maryland 21204, Attorney for Petitioner.



DESCRIPTION FOR VARIANCE

LENA M. HAFNER

BEGINNING FOR A POINT ON THE SOUTHEAST SIDE OF GLEN ARM ROAD APPROXIMATELY 2275 FEET NORTHEAST OF MANOR ROAD AND KNOWN AS LOT # 2 AS SHOWN ON PLAT OF PEACE PROPERTY WHICH IS RECORDED IN LAND RECORDS OF BALTIMORE COUNTY IN LIBER 27, FOLIO 41.

ALSO KNOWN AS 11441 GLEN ARM ROAD.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 24, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-131-A. Petition for a Variance for an Accessory Structure (Swimming Pool). Southeast side of Glen Arm Road 2275 feet Northeast of Manor Road. Petitioner - Lena M. Hafner

11th District

HEARING: Monday, January 5, 1976 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comment to offer on this petition.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Robert E. Carney, Esquire
406 Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
SE/S of Glen Arm Road, 2275' NE
of Manor Road - 11th Election Dis-
trict
Lena M. Hafner - Petitioner
NO. 76-131-A (Item No. 96)

Dear Mr. Carney:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

George J. Martinak
George J. Martinak
Deputy Zoning Commissioner

GJM/srl

cc: Mr. & Mrs. Frederick Underwood
11509 Glen Arm Road
Glen Arm, Maryland 21057

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

Dale Garbutt, Esquire
305 West Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Robert E. Carney, Jr.,
406 Jefferson Building
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this 1st day of December, 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Lena M. Hafner

Petitioner's Attorney Robert E. Carney, Jr.

Franklin T. Hession, Jr.
Franklin T. Hession, Jr.
Chairman,
Zoning Plans
Advisory Committee

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Lena M. Hafner

Location: SE/S of Glen Arm Road 2275' NE of Manor Road

Item No. 96 Zoning Agenda November 25, 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 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

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: Franklin T. Hession, Jr. Noted and Approved: Jack Dillon
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

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, the Variance to permit an accessory structure (swimming pool) in the side yard in lieu of the required rear yard should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12TH day of

JANUARY, 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.

Deputy Zoning Commissioner of Baltimore County

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

December 23, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. HOGANS, Jr.
Chairman

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
BUILDING ENGINEER

Robert E. Carney, Jr., Esq.
406 Jefferson Building
Towson, Maryland 21204

RE: Variance Petition
Item 96
Lena M. Hafner - Petitioner

Dear Mr. Carney:

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 southeast side of Glen Arm Road, 2275 feet northeast of Manor Road, and is currently improved with a single family dwelling.

The petitioner is requesting a Variance to permit an accessory structure (aboveground swimming pool) to be located in the side yard instead of the required rear yard. A field inspection revealed on the proposed pool to be existing as indicated on the submitted plan. Contiguous properties are improved with single family detached dwellings.

Robert E. Carney, Jr., Esq.
Re: Item 96
December 23, 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. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 29, 1975

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

Franklin T. HOGANS, Jr.
Chairman

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
BUILDING ENGINEER

Robert E. Carney, Jr., Esq.
406 Jefferson Building
Towson, Maryland 21204

RE: Variance Petition
Item 96
Lena M. Hafner - Petitioner

Dear Mr. Carney:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you today, Dec. 29, 1975 under the above referenced subject.

Very truly yours,

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

FTH:JD

Enclosure

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

December 22, 1975

Re: Item #96 (1975-1976)

Property Owner: Lena M. Hafner
S/ES of Glenarm Rd., 2275' N/E of Manor Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (swimming pool) in the side yard instead of the required rear yard.
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.

Highways:

Glenarm Road, an existing County road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, including any necessary reversible easements for slopes shall be reserved in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #96 (1975-1976)
Property Owner: Lena M. Hafner
Page 2
December 22, 1975

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities. The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "No Planned Service" in the area.

Very truly yours,

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

END:EAM:FWR:ss

cc: J. Trenner
J. Somers

R-NE Key Sheet
51 & 52 NE 18 & 19 Pos. Sheets
NE 13 E Topo
62 Tax Map

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

December 8, 1975

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

Dear Mr. DiNenna:

Comments on Item #96, Zoning Advisory Committee Meeting, November 25, 1975, are as follows:

Property Owner: Lena M. Hafner
Location: SE/S of Glen Arm Rd. 2275' NE of Manor Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (swimming pool) in the side yard instead of the required rear yard.

No. of Acres:
District: 11th

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

RJW:dla

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550
STEPHEN E. COLLINS
DIRECTOR

December 4, 1975

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

Re: Item 96 - ZAC - November 25, 1975

Property Owner: Lena M. Hafner
Location: SE/S of Glen Arm Rd. 2275' NE of Manor Road
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (swimming pool) in the side yard instead of the required rear yard

No. of Acres:
District: 11th

Dear Mr. DiNenna:

The requested variance to permit a swimming pool in the side yard is not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

2275'± TO
MAJOR RD.

GLENARM ROAD

N. 45° 18' E.
285.00'

N. 45° 18' E. 279.43'

BUILDING SET BACK

FUTURE
WIDENING



S. 44° 42' E. 310.00'

1.76 ACRES ±
LOT No. 1
UNIMPROVED

S. 55° 13' E. 290.01'

N. 55° 13' W.

N. 51° 24' E. 233.38'

BUILDING SET BACK



SEPTIC
TANK

DRY
WELL

NEXT HOUSE
150' FROM PROPERTY LINE

7' ± 50'

35'

50'

64'

S. 44° 42' E. 334.21

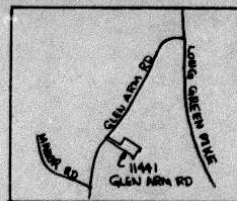
25' DIA.
ABOVE GROUND
SWIMMING POOL

1.88 ACRES ±
LOT NO. 2

PROPERTY NO. 11-08-004280
BOOK 27 FOLIO 041

S. 51° 24' W. 209.22'

N. 55° 13' W.
23.12'



N. 177° 19'

SUBDIVISION OF PORTION OF THE
PEARCE PROPERTY
GLENARM ROAD
ELECTION DISTRICT NO. 11
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' ALL PROPERTY ZONED RDP