

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MR. & MRS. JOHN F. MCCLURE, 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 (INGROUND SWIMMING POOL) TO BE BUILT IN THE SIDE YARD OF A CORNER LOT RATHER THAN IN 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)

DUE TO THE DRAINING OF THE SEWAGE WHICH OCCURS IN THE N.W. CORNER OF THE LOT TOGETHER WITH THE EXISTING FOLLAGE AND GRASSES, WE FIND 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. 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 F. McClure
Address 2 NORRIS RUN COURT
REISTERSTOWN, MARYLAND 21136

Petitioner's Attorney John F. McClure
Address 2 NORRIS RUN COURT
REISTERSTOWN, MARYLAND 21136

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

of February, 1976, 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 18th day of March, 1976, at 10:15 o'clock A. M.

George J. Martinek
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW corner of Norris Run Court and : OF BALTIMORE COUNTY
Nicodemus Road, 4th District
JOHN F. MCCLURE, et ux, Petitioners : Case No. 76-190-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 18th day of March, 1976, a copy of the foregoing Order was mailed to Mr. and Mrs. John F. McClure, 2 Norris Run Court, Reisterstown, Maryland 21136, Petitioners.

John W. Hession, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 5, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-190-A. Petition for Variance for an Accessory Structure (Swimming Pool).
Northwest corner of Norris Run Court and Nicodemus Road.
Petitioner - John F. McClure and Elaine J. McClure

4th District

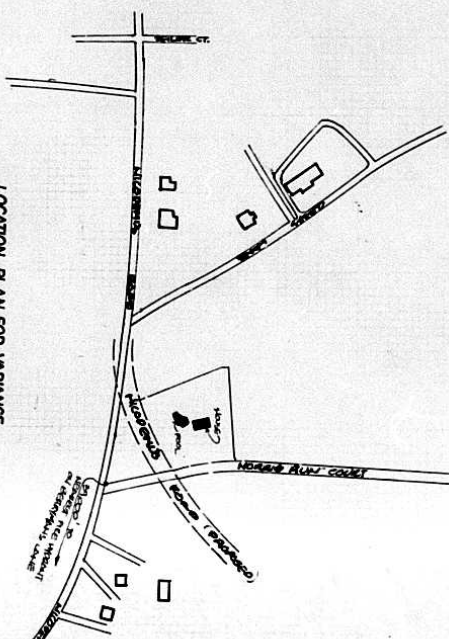
Hearing: Monday, March 22, 1976 at 10:15 A.M.

There are no comprehensive planning factors requiring comment on this petition.

William D. Fromm
William D. Fromm
Director of Planning

WDF:JGH:nb

LOCATION PLAN FOR VARIANCE
APPLICANT: JOHN F. MCCLURE
SCALE: 1" = 200' & 1/2"



2 Norris Run Court
Reisterstown, Maryland 21136
March 23, 1976

MR. GEORGE MARTINEK, Deputy Zoning Commission
Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Variance
#76-190-A

Dear Mr. Martinek:

I herein request that the normal 30 day period for appeal be waived. I will assume responsibility for any consequences resulting from such action.

Thank you,

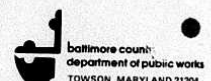
John F. McClure
JOHN F. MCCLURE



DESCRIPTION FOR VARIANCE

Located on northwest corner of Norris Run Court and Nicodemus Road and known as Lot #21 as shown on Plat of Norris Run Woods which is recorded among land records of Baltimore County in liber 37 folio 95.

Also known as #2 Norris Run Court.



March 4, 1976

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

Re: Item #144 (1975-1976)
Property Owner: Mr. & Mrs. John F. McClure
N/W cor. Norris Run Ct. & Nicodemus Rd.
Existing Zoning: RSC
Proposed Zoning: Variance to permit swimming pool to be built in side yard rather than rear yard
No. of Acres: 103.3 x 180.32
District: 4th 273.31 240.59

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 highway and utility improvements are not involved. Further, they exist or are as secured by Public Works Agreement #47204 executed in conjunction with the development of "Norris Run Woods".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #144 (1975-1976).

Very truly yours,

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

END:EAN:FWR:ss

cc: Bureau of Public Services (Norris Run Woods)
R. Covahey

Y-NE Key Sheet
57 NW 44 & 45 Pos. Sheets
NW 15 K & L Topo
48 Tax Map

Mr. & Mrs. John McClure
2 Norris Run Court
Reisterstown, Maryland 21136

RE: Petition for Variance
NW/corner of Norris Run Court and
Nicodemus Road - 4th Election District
John F. McClure, et ux - Petitioners
NO. 76-190-A (Item No. 144)

Dear Mr. & Mrs. McClure:

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

Very truly yours,

George J. Martinek
GEORGE J. MARTINEK
Deputy Zoning Commissioner

GJM/mc

Attachments

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

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,

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

Deputy

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd

March 1976 that the Petition for the aforementioned Variance should be and the same is hereby DENIED, 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 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. John F. McClure
2 Norris Run Court
Reisterstown, Maryland 21134

Item 144

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

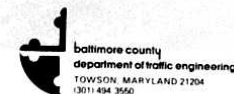
Your Petition has been received and accepted for filing this 17th day of February 1976

S. Eric DiNenna,
Zoning Commissioner

Petitioner Mr. & Mrs. John F. McClure

Petitioner's Attorney

Reviewed by Franklin T. Hoggans, Jr.
Chairman,
Zoning Advisory
Committee



STEPHENE COLLINS
DIRECTOR

February 19, 1976

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

Re: Item 144 - ZAC - January 27, 1976
Property Owner: Mr. & Mrs. John F. McClure
Location: NW/C Norris Run Ct. & Nicodemus Road
Existing Zoning: RSC
Proposed Zoning: Var. to permit swimming pool to be built in side yard rather than rear yard
No. of Acres: 181.3 X 180.32
238.31 240.59
District: 4th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to permit a swimming pool in the side yard.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 8, 1976

Mr. John F. McClure
2 Norris Run Court
Reisterstown, Maryland 21136

RE: Variance Petition
Item 144
Mr. & Mrs. John F. McClure -
Petitioners

Dear Mr. McClure:

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 northwest corner of Norris Run Court and Nicodemus Road, and is currently improved with a single family detached dwelling in the final stages of construction. The petitioner is requesting a Variance to permit on this corner lot the location of a swimming pool outside of the required rear third of the lot furthest removed from both streets.

It should be noted that this lot is considered a corner lot only by virtue of the proposed realignment of Nicodemus Road, which is yet to occur. Adjacent properties are improved with single family dwellings similar to that of the

Mr. John F. McClure
Re: Item 144
March 8, 1976
Page 2

petitioner in apparent structure and value.

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. Hoggans, Jr.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure



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

February 10, 1976

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

Dear Mr. DiNenna:

Comments on Item #144, Zoning Advisory Committee Meeting, January 27, 1976, are as follows:

Property Owner: Mr. & Mrs. John F. McClure
Location: NW/C Norris Run Ct. & Nicodemus Rd.
Existing Zoning: RSC
Proposed Zoning: Variance to permit swimming pool to be built in side yard rather than rear yard
No. Acres: 181.3x180.32
238.31x240.59
District: 4th

Since the sewage disposal system and water well are functioning properly and the swimming pool will not interfere with the sewage disposal area, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:ph



Paul H. Heincke
CHIEF

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. John F. McClure

Location: NW/C Norris Run Ct. & Nicodemus Rd.

Item No. 144

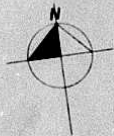
Zoning Agenda January 27, 1976

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.

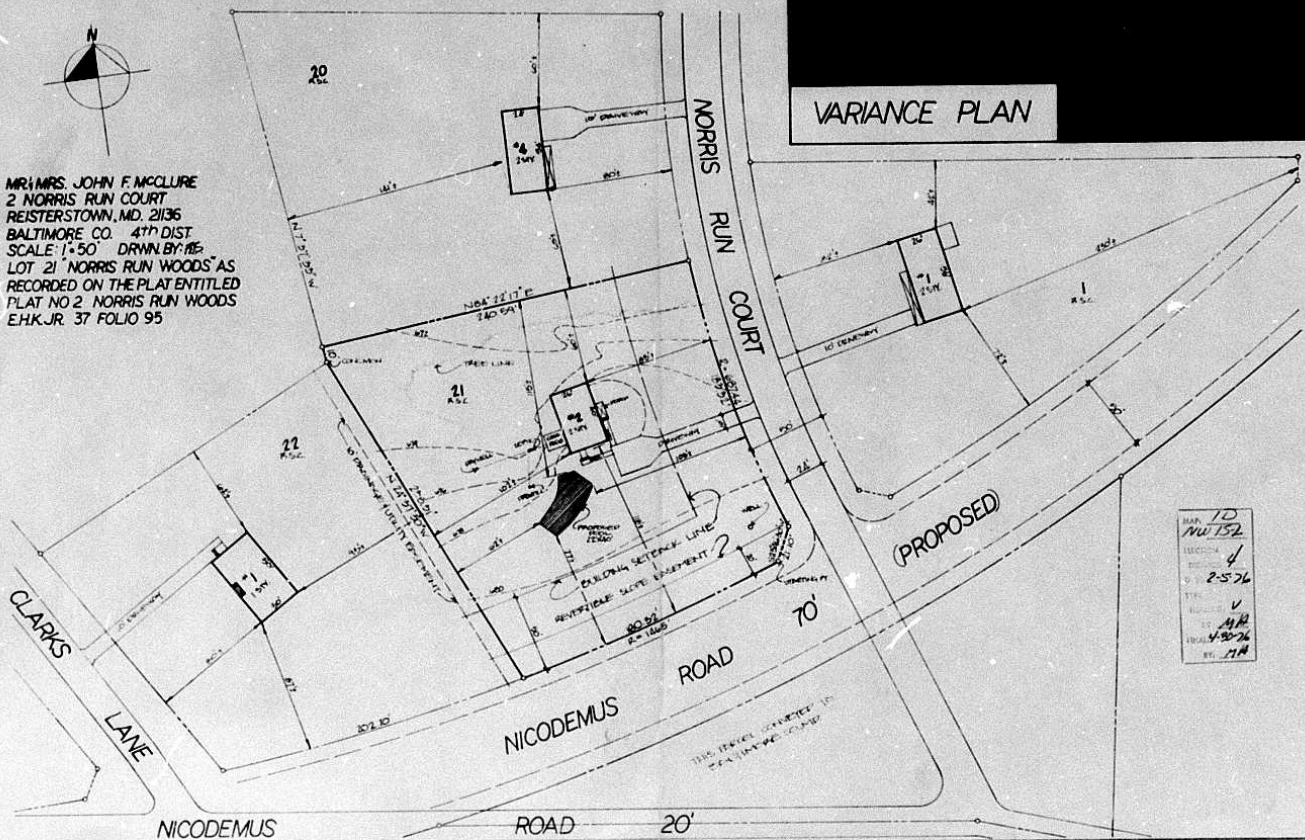
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The 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: Lt. Kelly Noted and Approved: Thomas H. Devlin
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

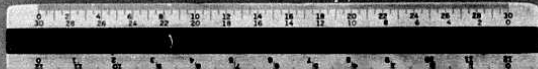


MR & MRS. JOHN F. MCCLURE
2 NORRIS RUN COURT
REISTERSTOWN, MD. 21136
BALTIMORE CO. 4TH DIST.
SCALE 1"=50' DRAWN BY: JES
LOT 21 "NORRIS RUN WOODS" AS
RECORDED ON THE PLAT ENTITLED
PLAT NO 2 NORRIS RUN WOODS
EHKJR. 37 FOLIO 95

VARIANCE PLAN



MAP 10
NW 152
SECTION 4
2-5-76
TTL
V
AR
4-30-76
BY: JJA





20

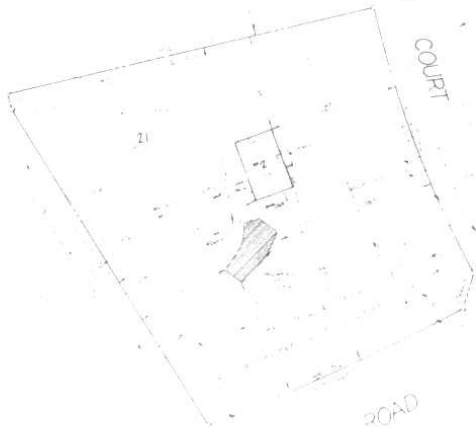
NORRIS

RUN
COURT

VARIANCE PLAN

10100 Marble Ct.
Cockeysville, Md. 21030

MR. & MRS. JOHN F. MCCLURE
2 NORRIS RUN COURT
REISTERSTOWN, MD. 21136
BALTIMORE CO. 47TH DIST.
SCALE 1"=50' DRAWN BY B.
LOT 21 NORRIS RUN WOODS AS
RECORDED ON THE PLAT ENTITLED
"LOT 21 NORRIS RUN WOODS"
E.H.K. JR. 37 FOLIO 95



PROPOSED

ROAD

PROPOSED

