

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Louie E. Kinser, 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 402.1 to permit an accessory structure to be located outside of the lot farthest removed from the street.

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

1. Size of lot would not permit pool to be located in rear lot.
2. Existing patio would be required to be removed to permit pool's installation.
3. Difficulty in routing of utility service to house.

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 _____ Legal Owner _____
Address _____ Address _____
Petitioner's Attorney _____ Protestants Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of July 1976.

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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of July 1976 at 10:15 o'clock.

By Eric DiMenna
Zoning Commissioner of Baltimore County.

(over)

8192 Del Haven Road
Baltimore, Md. 21222

July 6, 1976

Mr. C. Eric DiMenna
Zoning Commissioner of
Baltimore County, Room 106
111 W. Chesapeake Avenue
Baltimore, Md. 21204

Re: Petition for Variance
NW/C of Inverness & Del Haven Rd.
12 District

Dear Mr. DiMenna,

I, Louie E. Kinser, resident in Baltimore County at the above address will accept all responsibilities in regards to the construction of the pool to be constructed by Sylvan Pool Co.

Louie E. Kinser
77-2-A

RE: PETITION FOR VARIANCE
NW/C of Inverness & Del Haven Rd.,
12th District
KINZER, LOUIE E., Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-2-A

ORDER TO ENTER APPEARANCE

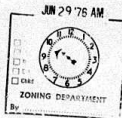
Mr. Commissioner:

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. Kowaty, Jr.
Charles E. Kowaty, Jr.
County People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on the 26th day of June, 1976, a copy of the foregoing Order was mailed to Mr. Louie E. Kinser, 8912 Del Haven Road, Dundalk, Maryland 21222, Petitioner.

John W. Heslan, III
John W. Heslan, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: June 28, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition 77-2-A, Petition for Variance for an Accessory Structure (swimming pool).
Northwest corner of Inverness and Del Haven Roads
Petitioner: Louie E. Kinser

12th District

HEARING: Tuesday, July 6, 1976 (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:rw

Mr. Louie E. Kinser
8912 Del Haven Road
Dundalk, Maryland 21222

RE: Petition for Variance
NW/corner of Inverness and Del Haven
Roads - 12th Election District
Louie E. Kinser - Petitioner
NC, 77-2-A (Item No. 223)

Dear Mr. Kinser:

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

Very truly yours,

S. Eric DiMenna
S. ERIC DIMENNA
Zoning Commissioner

RED/mc

Attachments

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

Flat Description of the property of Louie E. Kinser.

Being known as Lot 27, Blk L, Sec. 3 on the northwest corner of Inverness and Del Haven Roads; as found in the section known as "Gray Haven" among the Land Records in Liber O.T.O. No. 25 folio 64.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Louie E. Kinser
8912 Del Haven Road
Dundalk, Md. 21222 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

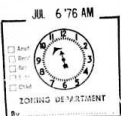
Your Petition has been received and accepted for filing this 10th day of July 1976.

S. Eric DiMenna
S. ERIC DIMENNA
Zoning Commissioner

Petitioner Louie E. Kinser

Petitioner's Attorney _____

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



UNDER RECEIVED FOR FILING

77-2-A

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 STATIONING 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 only in the third of the lot farthest removed from any street

occupying not more than 50% of such third should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of July, 1976, 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 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
TOWSON, MARYLAND 21204

Franklin T. Hoggans, Jr.
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
THE PATRICKSON
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
STRUCTURAL
DEVELOPMENT

June 21, 1976

Mr. Louis E. Kinzer
8912 Del Haven Road
Dundalk, Maryland 21222

RE: Variance Petition
Item 223
Louis E. Kinzer - Petitioner

Dear Mr. Kinzer:

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 Inverness Road and Del Haven Road, and is currently improved with an end of the group row home. The petitioner is requesting a Variance to permit the location of a swimming pool outside of the permitted rear third of the lot farthest removed from both streets. Adjacent properties are improved with row homes as well.

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 of the filing certificate,

Mr. Louis E. Kinzer
Re: Item 223
June 21, 1976
Page 2

will be forwarded to you in the near future.

Very truly yours,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

June 17, 1976

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

Re: Item #223 (1975-1976)

Property Owner: Louis E. Kinzer
1/4 cor. Inverness Rd. and Del Haven Rd.
Existing Zoning: DR 10.5
Proposed Zoning: Variance to permit a swimming pool in the side yard 33' from front property line and 35' from rear line and 5' from side line.
Acres: 100 x 43.55 District: 12th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan 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 directly involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review for Item #223 (1975-1976).

Very truly yours,

William D. Fromm
WILLIAM D. FROMM, P.E.,
Chief, Bureau of Engineering

SEE: EAM: PM:ISS

P-6W Key Sheet
11 SE 25 Post Sheet
SE 3 P Topo
104 Tax Map

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 14, 1976

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

Z.A.C. Meeting of: May 11, 1976

Re: Item 223
Property Owner: Louis E. Kinzer
Location: NW/C Inverness Rd. & Del Haven Rd.
Present Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a swimming pool in the side yard 33' from front property line and 35' from rear line and 5' from side line.

District: 12th
No. Acres: 100 x 43.55

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich,
W. Nick Petrovich,
Field Representative.

NNP:nl

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

June 3, 1976

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

Dear Mr. DiNenna:

Comments on Item #223, Zoning Advisory Committee Meeting, May 11, 1976, are as follows:

Property Owner: Louis E. Kinzer
Location: NW/C Inverness Rd. & Del Haven Rd.
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a swimming pool in the side yard 33' from front property line and 35' from rear line and 5' from side line.
Acres: 100 x 43.55
District: 12th

Since this is a variance for a swimming pool and metropolitan water and sewer are existing, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJN:pbz

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 484-3000

STEPHEN COLLINS
DIRECTOR

May 26, 1976

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

Re: Item 223 - ZAC - May 11, 1976
Property Owner: Louis E. Kinzer
Location: NW/C Inverness Road & Del Haven Rd.
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a swimming pool in the side yard 33' from front property line and 35' from rear line and 5' from side line
Acres: 100 x 43.55
District: 12th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variances to the side yards and the centerline of the street.

Very truly yours,

Michael S. Flanagan
MICHAEL S. FLANAGAN
Traffic Engineer Associate

MS:nc

Baltimore County
Office of Planning & Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

WILLIAM D. FROMM
DIRECTOR

May 20, 1976

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 #223, Zoning Advisory Committee Meeting, May 11, 1976, are as follows:

Property Owner: Louis E. Kinzer
Location: NW/C Inverness Road and Del Haven Road
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a swimming pool in the side yard 33' from front property line and 35' from rear line and 5' from side line
Acres: 100 x 43.55
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. Stubble
Planning Specialist II
Project and Development Planning

