PETITION FOR ZONING VARIANCE 77-87A FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Louin F. Kinzer 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.

bereby petition for a Variance from Section. 400.1 to permit an accessory structure (Swimming pool) to be located outside of the lot farthest removed from any

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

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

L, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filling of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Bailback County adopted pursuant to the Zoning Law For Baltimore County.

B-B THIMPSIM BAIST, LANCE, MO 00010

8912 DER HNEURO DUNDALK, MO

Protestant's Attorney

9-21-76

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of ... 0050ber. ... 197 ... ft that the subject matter of this position be advertised, as rejusted by the Zening flaw of Battimore County, in two newspapers of general dreatistic through out Battimore County, that property is posted, and that the public learning be had before the Zoning Condensionney of Papilizaries, County in Boom 106, County Office Building in Towson, Baltimore County of the County of t

Monling Commissioner of Partie

Mr. Louin E. Kinzer Re: Item 56 November 1, 1976 Page 2

It should be noted that field inspection of this property revealed that excavation for the proposed pool has already been completed.

The petitioner should contact Mr. Charles E. Burnham, Plans Review Chief, extension 3987, concerning setbacks of the proposed pool from the property line along Inverness Road.

This patition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing the state of the hearing the filing certificate, will be forwarded to you in the near future.

Milles & Coundar Very truly yours, NICHOLAS B. COMMODARI, Acting Chairman, Zoning Plans Advisory Committee

NRC+ ID



DONALD J. ROOP, M.D., M.P.H.

Sentember 29, 1976

Mr. S. Bric Disenna, Zoning Commission Office of Flanning and Zoning County Office Building Towson, Maryland 21204

Louin E. Kinser NM/O Invermess Rd. & Del Haven 7d. D.R. 10.5 Variance to permit an accessory structure to be located outside of the lot furthest reserved from any street.

<u>Drimming Pool Comments:</u> Prior to approval of a private pool on this site, complete plans and specifications of the pool and bathbouse must be submitted to the Baltimore County Department of Health for review and approval. (Metropolitan water and sewer are available.)

Thomas H. Devlin, Director BURNAU OF ENVIRONMENTAL SERVICES

THD: JB: E

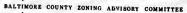


Then 56 - GaC - suprement 29, 1970
Frogerty Owner: Comin B. Thank
Location: MW/C Inventors M. 6 bul leaves Read
Location: MW/C Inventors M. 6 bul leaves Read
Frogered Scotler Out-failed. Spends on accessory structure to be locat
Location of the location

No traffic problems are anticipated by the requested variance to permit reasony structure to be located outside of the portion of the lot farthest and from the street.

Richael S Flanigan Traffic Enginess Ass

mber 23, 1976



COUNTY OFFICE BLDG Wicholas Commodar

MEMBERS BUREAU OF

DEPARTMENT OF TRAFFIC ENGINEERING STATE BOADS CONNE

BUREAU OF FIRE PREVENTION HEALTH DEPARTME PROJECT PLANNING BUILDING DEPARTMENT BOARD OF EDUCATION ZEE NG ADMINISTRATIO INDUSTRIAL DEVELOPMENT

Mr. Louis E. Kinzer 8912 Del Haven Road Dundalk, Maryland 31222

RE: Petition for Variance Item 56 Louin E. Kinzer - Petitioner

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

November 1, 1976

These comments are not intended to indicate the appropriateness of the zoning action requested, but or problems with regard are made exact of plars or problems with regard to a read to the problems with regard to plant and the problems of the plant and the problems of the property of the points of the property of the

The subject property, part of an existing row home development, is located on the northwest corner of Inverness Road and Del Naven Road in the 12th Election District. Properties surrounding this site are improved with existing row homes.

This site was the subject of a previous Variance case No. 77-274) granting location of a pour outside Servet. Upon a population for several pour servet was served. The servet was served to the side servet. Upon application for servet was devorable to the servet was devorable that location of the field with the provious from that shown on the size plan commissioner's decision that this subsequent Variance would be required.

October 26, 1976

Nr. 5. Bric DiNenna Zoning Commissioner County Office Building Twoon, Maryland 21704

Re: Item 856 (1976-1977)
Property Owner: Louis Minear
Property Owner: Louis Minear
Bailing Boology Boll 302
Frogosed Doning, Werlance to permit an accessory
structure to be located outside of the lot farthest
removed from any street,
Acres: 100 a 43.55 District; 12th

Doar Mr. Fillenna

The following commence are furnished in regard to the plat submitted to this me for review by the Zuning Advisory Committee in connection with the subject

General:

The comments supplied in commention with the Zoning Advisory Committee review of this site for Item \$223 (1975-1976) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zonin sory Committee review for this Item #56 (1976-1977).

Very traly yours.

Cliaworth M. Osing Commer ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

	•
	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
1	welfare of the community
4	
13	to permit an accessory structure (swimming pool) to be Variance located outside of the lot farthest removed from anyshould be granted.
ZN,	Deputy Is ORDERED by the Zoning Commissioner of Baltimore County this
1	November 197 6 that the herein Petition for the aforementioned Var
*	should be and the same is GRANTED, from and after the late of this Order,
1.	ject to the approval of a site plan by the Department of Public Works and the
	de Planning and Zoning.
3	Deputy Zoning Denmissager of Baltimore County
	Fursuant to the advertisersent, 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, thisday
	of
	Zozing Commissioner of Baltimore County

September 21, 1976 Comments on Item # 56 Soning Advisory Committee Secting, 9-21-76 Property Oner: Louin F. kinner
Location: E.V.C Inverses Rh. & Del Raven Rd.
Existing Zening: J.R. 10.5
Proposed Joning: Variance to permit an accessory structure to be located quisade
of the 10s Farthest removed from any street. The items checked below are applicable: A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes. B. A building permit shall be required before construction can begin C. Three sets of construction drawings will be required to file an application for a building permit. D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit. E. Wood frame walls are not permitted within 3'0" of a property line. Contact imilding Department if distance is between 3'0" and 6'0" of property line. D F. No comment. G. Requested setback variance conflicts with the Baltimore County Building Code. See Section 129-16 - See attached. Should conform to Section 129-16 provided Yeems A,B,D be applicable. Marto S. Sumlan

vember 12, 1976

Mr. S. Eric Dinenna Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204

RE: Petition for Variance NO. 77-87- (Item No.56)

I, Louin E. Kinzer, do hereby relieve Baltimore C ounty of all responsibilities, regarding the installation and completion of the above variance.

By doing so, the thirty day (30) waiting period should be voided so that construction can begin on my pool. I still have not received a comy of the permit for the pool.

Thanking you again for your consideration.

Todin E. Kinzer 8192 Del Haven Road Baltimore, Maryland 21222

cc: File

November 8, 1976

Mr. Louin E. Kinger 3912 Del Haves Road Dundaik, Maryland 21222

RE: Petition for Variance NW/corner of Inverses and Del Haven Roads - 12th Election District Lovia E. Kinger - Petitioner NO. 17-57-A (Item No. 56)

Dear Mr. Kinsert

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

OM/mc

cc: Mr. Robert Thompson Sylvan Pool Company 226 Rickswood Road Timonium, Maryland 21093

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

TOWSON, MARYLAND 21204 Norman E. Gerber

Mr. S. Eric DiNenna, Zoning Commissioner Coning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson; Maryland 21204

Dear Mr. DiNenna

Comments on Item \$56, Zoning Advisory Committee Meeting, September 28, 1976, cre as follows:

Property Owner, Louin E. Kinzer
Location: NIM/C Inverses Bood and Del Hoven Bood
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to pe min an accessory structure to be located outside of
the 1st forheat resourced from any street
Acres: 10's 43.55
District: 12's 43.55

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 bearing on this petition.

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

Flat descri ing of the property of Louin B. Kinzer.

Being known as Lot 27, Blk L, Sec. 3 on the northwest corner of Inversess and Del Haven Roads; as found in the section known as "Cary Haven" among the Land Records in Liber 0.7.6. No. 25 folio 64.

Very truly yours,

BOARD OF EDUCATION OF BALTIMORE COUNTY

> TOWSON MARY: AND 21204 Date: Sept. 24,1976

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

2.A.C. Meeting of: Sept. 28,1976

Re: Item 96
Proporty Owner: Louin Kinzer
Location 950 Inverness & Delhuven Rds.
Present Zoning: DR 10.5
Proposed Zoning: Var.

District: 12 No. Acres: 100x 43.55

Dear Mr. DiNenna:

Mr bearing on strdent population.

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

JOSEPH N. MIGOWAY PRISERY 7. BOYARD WILLIAMS JA VERSENBOAT

BALTIMORE COUNTY, MARYEND

INTER-OFFICE CORRESPONDENCE

TO ... S. Eric Diberna. Zoning Commissioner Date. October 10, 1976

PROM Norman E. Gerber, Acting Director of Planning

SUBJECT. Retition 172-87-A.

Petition for farlance for an Accessory Structure (swimming pool)

Northwest corner of Invernass and Del Kaven Roads.

Petitioner - Lowin E. Kinzer

12th District

HEARING: Monday, November 8, 1976 (10:45 A.M.)

There are no comprehensive planning factors requiring scame ;

NEG: JSH: rw

RE: PETITION FOR VARIANCE

LOUIN E. KINZER, Patitiones

: Case No. 77-87-A

ORDER TO ENTER APPEARANCE

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

I HEREBY CERTIFYthat on this 20th day of October, 1976, a copy of the afaregoing Order was maried to Mr. Louin E. Kinzer, 8912 Dei Haven Road, Dundalk Maryland 21222, Petitions

> John W. Gersian Itt John W. Hessian, III



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this__

Submitted by B. TNOMPSON Petitioner KINZER _Reviewed by NBL Petitioner's Attorney

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

CERTIFICATE OF POSTING

#77-87-A

Date of Posting Det - 24 - 74 Hearing Now 8" 1976 & 14145 B. M. Location of property NJIN/Car of Indeness + Del Hosen Rd. Lecation of Signe . / Lyn Posted Q 11.92 Wel Harren Pol.

Date of return: 10-28-76 Posted by Mil It. Frank

CERTIFICATE OF PUBLICATION





October 21,1976

THIS IS TO CERTIFY, that the annexed advertisement of Patition for a Variance-- Kinzer was inserted in the following:

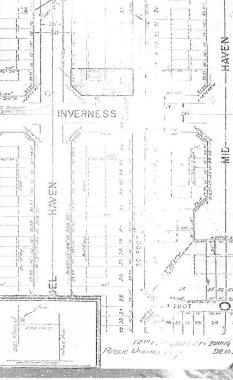
- ☐ Towson Times
- ☐ Catonsville Times
 ☐ Dundalk Times
 ☐ Fissex Times Sulvurban Times East
- ☐ Arbutus Times
 ☐ Community Times
- ☐ Suburban Times West

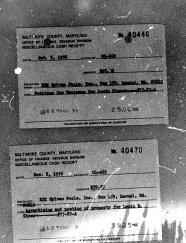
weekly newspapers published in Baltimore, County, Maryland, once a week for ane successive weeks before the 8th day of povember 19 76, that is to say, the same was inserted in the issues of October 21, 1976.

STROMBERG PUBLICATIONS, INC.

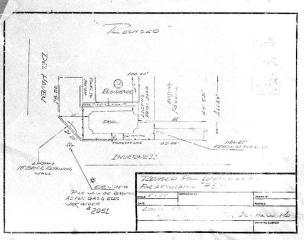
BY Pate Smile











the bold to be distinct to the first terms of the second