

78-14-A 7-25-77 7-25-77 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stuart J. Snyder, 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 500.1.1a. to permit an accessory structure (above ground pool) to be located outside of the rear third of the lot farthest removed from the side street.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
That the topographical layout of the ground located in the rear of the dwelling is of such a severe sloping that it precludes any practical utility or use of the ground, and by approving the requested variance would allow for the excavation of the sloping condition thus allowing for a practical use of the property located in the rear of the dwelling, namely the erection of an above ground pool.

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: Stuart J. Snyder Legal Owner
Address: 4001 Winlee Road
Stuart J. Snyder, Esq. Randallstown, Maryland 21133
735 Equitable Bldg.
Petitioner's Attorney
Baltimore, Maryland 21202
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of July, 1977, 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 25th day of July, 1977, at 11:00 o'clock A.M.

John W. Heslin, III
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
NE/corner of Winlee and Selma Rds.,
2nd District
STUART J. SNYDER, Petitioner
Case No. 78-14-A

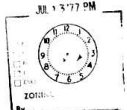
ORDER TO ENTER APPEARANCE

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

I HEREBY CERTIFY that on this 12th day of July, 1977, a copy of the foregoing Order was mailed to Stuart J. Snyder, Esquire, 735 Equitable Building, Baltimore, Maryland 21202, Petitioner.

John W. Heslin, III
John W. Heslin, III



RECORDED
800-4377

STUART J. SNYDER
ATTORNEY AT LAW
THE BOUTIQUE BUILDING
CALVERT & PARKETTE STREETS
BALTIMORE, MARYLAND 21202

July 25, 1977



Deputy Zoning Commissioner
J. W. Chesapeake Avenue
Towson, Maryland 21204

Attention: George J. Martinak

RE: Petition for Variance
Case No. 78-14-A
Stuart J. Snyder

Dear Mr. Martinak:

Hearing having been held today on the above mentioned matter and you having indicated that the requested Variance will be approved, I would further advise that I waive the thirty (30) day approval time and will be responsible for any approval so filed.

Awaiting your approved order and approval from planning for the requested Plat Amendment, I remain

Very truly yours,

Stuart J. Snyder
Stuart J. Snyder

820/400

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Eric DiNenna
Zoning Commissioner
Date: July 19, 1977
From: Leslie H. Groat
Director of Planning
Subject: Petition #78-14-A. Petition for a Variance for an Accessory Structure (above ground pool) Northeast corner of Winlee and Selma Roads. Petitioner - Stuart J. Snyder.

2nd District

HEARING: Monday, July 25, 1977 11:15 A.M.

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

Leslie H. Groat
Director of Planning

LHG/JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3560
STEPHENE COLLINS
DIRECTOR

July 27, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item 259 - ZAC - June 14, 1977
Property Owner: Stuart J. Snyder
Location: NE/C Winlee Rd. & Selma Rd.
Existing Zoning: D-1, S-5
Proposed Zoning: Variance to permit an accessory structure to be located outside of the rear third of the lot farthest removed from the side street.
Acres: 79.99 100.14
94.86 110.00
District: 2nd

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit an accessory structure to be located outside of the rear third of the lot farthest removed from the street.

Sincerely,

Michael E. Flansburg
Michael E. Flansburg
Associate Traffic Engineer

MSF/jlf

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3560
STEPHENE COLLINS
DIRECTOR

July 27, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item 259 - ZAC - June 14, 1977
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94.86 110.00
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Sincerely,

Michael E. Flansburg
Michael E. Flansburg
Associate Traffic Engineer

MSF/jlf

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
TOWNTON M. MOURING, P.E.
DIRECTOR

June 27, 1977

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

Re: Item #259 (1976-1977)
Property Owner: Stuart J. Snyder
N/E cor. Winlee Rd. and Selma Rd.
Existing Zoning: D-1, S-5
Proposed Zoning: Variance to permit an accessory structure to be located outside of the rear third of the lot farthest removed from the side street.
Acres: 79.99 100.14
94.86 110.00
District: 2nd

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 to be directly involved. There is an existing Baltimore County drainage and utility easement along the rear of this lot 1, Block "C", "Plat One courtesy of the 'Candidatus', recorded O.R. 36, Folio 4. The Petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted within County rights-of-way or utility easements.

The grading of this and adjacent properties is such that the placement of the proposed swimming pool is in the area of a present drainage swale. Provisions for the accommodation of storm water or drainage have not been indicated on the submitted plan. The Petitioner may provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or hazard 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.

Settlement control measures as may be necessary to protect the adjacent properties and others at lower elevations than this site will be required in connection with any grading or building permit application.

Very truly yours,

Ellsworth S. Dyer, P.E.
Ellsworth S. Dyer, P.E.
Chief, Bureau of Engineering

END: EAM, PWR:ies
CC: D. Giese

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, a Variance to permit an accessory structure (above and pool) to be located outside of the rear third of the lot farthest removed from the side street should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of July, 1977, 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 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Stuart J. Snyder, Esquire
735 Equitable Building
Baltimore, Maryland 21202

July 27, 1977

RE: Petition for Variance
NE/corner of Winlee and Selina
Roads - 2nd Election District
Stuart J. Snyder - Petitioner
No. 78-14-A (Item No. 259)

Dear Mr. Snyder:

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: John W. Hossain, III, Esquire
People's Counsel

STUART J. SNYDER
ATTORNEY AT LAW
735 EQUITABLE BUILDING
SOUTHWEST CORNER OF
BALTIMORE, MARYLAND 21202

June 6, 1977

DESCRIPTION

Located on the Northeast corner of Winlee and Selina Roads and known as lot 1, block C, Century 21 at Randallstown as shown on Flat No. Century 21 Randallstown and recorded among the Land Records of Baltimore County, Maryland, Liber E. H. K. 36 Folio H, also known as 4001 Winlee Road.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 458-3311

July 11, 1977

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

Dear Mr. DiNenna:

Comments on Item #259, Zoning Advisory Committee Meeting, June 14, 1977, are as follows:

Property Owner: Stuart J. Snyder
Location: NE/C Winlee Road and Selina Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit an accessory structure to be located outside of the rear third of the lot farthest removed from the side street
Acres: 78.99 x 100.14
94.86 110.00
District: 2nd

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
Project and Development Planning

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 15, 1977

COUNTY OFFICE BLDG.
(11) W. CHURCHMAN AVE.
TOWSON, MARYLAND 21204
Nicholas B. Commodari
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Stuart J. Snyder, Esquire
735 Equitable Building
Baltimore, Maryland 21202

RE: Variance Petition
Item No. 259
Petitioner - Stuart J. Snyder

Dear Mr. Snyder:

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, currently zoned D.R. 5.5 and improved with a single family dwelling, is located on the northeast corner of Winlee Road and Selina Road in the 2nd Election District. Adjacent properties surrounding this site and part of this subdivision are also improved with single family dwellings.

As indicated in our previous conversation in my office, this Variance is necessitated by your proposal to construct a swimming pool in conflict with Section 400.1 of the Baltimore County Zoning Regulations. In addition and in view of the fact that this subdivision was subject to an approved final development plan and the location of the proposed pool is outside of the allowable building area as shown on said plan, an amendment of the approved plan is also required as provided in Section 1801.3A.7.c of the aforementioned

Stuart J. Snyder, Esquire
Page 2
Item No. 259
July 15, 1977

regulations. This amendment was filed with the requested Variance, however, as of this date said amendment is being withheld approval until the outcome of the required Variance has been determined.

As indicated in the comments of the Bureau of Engineering, the location of the proposed pool is in the area of a present drainage swale. Since at our last conversation, you indicated that contact with said Department had been made and that the correction would be made, I have scheduled this Variance for a hearing.

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,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

July 8, 1977

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

Dear Mr. DiNenna:

Comments on Item #259, Zoning Advisory Committee Meeting, June 14, 1977, are as follows:

Property Owner: Stuart J. Snyder
Location: NE/C Winlee Rd. & Selina Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit an accessory structure to be located outside of the rear third of the lot farthest removed from the side street
Acres: 78.99 x 100.14
94.86 110.00
District: 2nd

Since metropolitan water and sewer are available, no health hazards are anticipated.

Prior to approval of a private pool on this site, complete plans and specifications of the pool and bathhouse must be submitted to the Baltimore County Department of Health for review and approval.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TBD:KAS:pb

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
(301) 458-7310

Paul H. Reincke
Chief

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

Attention: Nicholas B. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Stuart J. Snyder

Location: NE/C Winlee Rd. & Selina Rd.

Item No. 259

Zoning Agenda June 14, 1977

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 [redacted] 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 "Life Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: [Signature]
Planning Division
Special Inspection Division

Noted and
Approved: [Signature]
Fire Prevention Bureau

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
301/460-3000

JOHN D. SEYLER
DIRECTOR

June 11, 1977

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

Dear Mr. DiNenna:

Comments on Item # 259 Zoning Advisory Committee Meeting, June 14, 1977 are as follows:

Property Owner: Stuart J. Snyder
Location: N/W Corner Winlee Road & Selina Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit an accessory structure to be located outside of the rear third of the lot farthest removed from the side street

Acres: 100.11
30.59 100.11
91.86 110.00
District: 2nd

The items checked below are applicable:

☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 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 may 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. Control Building Department if distance is between 3'0" and 6'0" of property line.

☒ F. Plat does not indicate location size or type of construction of structure.

☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,
Charles E. Burdick
Charles E. Burdick
Planning Review Chief
District: C-3

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: June 9, 1977

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

Z.A.C. Meeting of: June 14, 1977

RE: Item No: 259
Property Owner: Stuart J. Snyder
Location: N/W Corner Winlee Road & Selina Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit an accessory structure to be located outside of the rear third of the lot farthest removed from the side street.

District: 2nd
No. Acres: 78.99 x 100.14
94.86 110.00

Dear Mr. DiNenna:

No bearing on student population.

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

WNP/hp

JOSEPH M. MCGUIRE, PRESIDENT
P. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROTHSCHILD

THOMAS H. BOWEN
WES. LORRAINE F. CHURCH
ROGER S. HAYDEN
ROBERT V. DUREL, SUPERINTENDENT

ALVIN LORRECK
WES. WILTON S. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

Plat showing property known as 4001 Winlee Road, Baltimore, Maryland. Also known as Lot 1 Block D CENTURY 21 A1 RANDALLSTOWN as shown on Plat One CENTURY 21 AT RANDALLSTOWN and recorded among the Land Records of Baltimore County, Maryland, later B.S.S. 35 Folio 4.

THIS IS TO CERTIFY that I have located the improvements on the lot shown herein, and that said improvements exist, and that said improvements be within the boundaries.

Per MCA ENGINEERING CORPORATION
THIS PLAT NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES.

MCA ENGINEERING CORPORATION
1020 Cornwell Bridge Road, Baltimore, Maryland 21204

Scale: 1"=30' Date: 7-21-75

CERTIFICATE OF PUBLICATION
\$2180

Pikesville, Md., July 21, 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the _____ day of _____, 1977.

the first publication appearing on the _____ day of _____, 1977.

the second publication appearing on the _____ day of _____, 1977.

the third publication appearing on the _____ day of _____, 1977.

THE NORTHWEST STAR

Manager:

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 2, 1977.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on _____ day of _____, 1977, the _____ publication appearing on the _____ day of _____, 1977.

THE JEFFERSONIAN.
G. L. Smith
Manager

Cost of Advertisement, \$ _____.

PRINTED FOR A. J. BARNES
and others
Barnes, Publisher, for the purpose of an
annexed advertisement, in the
JEFFERSONIAN, a weekly newspaper
published in Towson, Baltimore County,
Md., on _____ day of _____, 1977,
the _____ publication appearing on the
_____ day of _____, 1977.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1-Sign 78-14-A

District: 2nd Date of Posting: July 8, 1977

Posted for: RETIRED FOR VARIANCE

Petitioner: STUART J. SNYDER

Location of property: NELSON, SE. WINLEE AND SELINA RDS.

Location of Sign: FRONT 4001 WINLEE RD.

Remarks: See above

Posted by: Stuart J. Snyder Date of return: July 15, 1977

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 7 day of July 1977. Filing Fee \$ 25 Received Check

Check Cash other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Stuart J. Snyder Submitted by Stuart J. Snyder

Petitioner's Attorney Stuart J. Snyder Reviewed by Stuart J. Snyder

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Stuart J. Snyder, Esquire
735 Equitable Building
Baltimore, Maryland 21202

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

Your Petition has been received and accepted for filing this 16th day of June 1977.

Stuart J. Snyder
Stuart J. Snyder
Zoning Commissioner

Petitioner Stuart J. Snyder Reviewed by Stuart J. Snyder

Petitioner's Attorney Stuart J. Snyder Reviewed by Stuart J. Snyder

Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51821

DATE: June 30, 1977 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: Stuart Snyder, Esq. 735 Equitable Bldg., Balto., Md. 21202
Petition For Variance #78-14-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51845

DATE: July 21, 1977 ACCOUNT: 01-662

AMOUNT: \$40.00

RECEIVED: Stuart Snyder, Esq. 735 Equitable Building, Baltimore, Md. 21202
FOR Advertising and posting of property #78-14-A

VALIDATION OR SIGNATURE OF CASHIER

