

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or WILLIAM A. MRS. G. PEOPLES, 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 400A to permit a pool to be located in 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 pool is installed

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 William A. MRS. G. PEOPLES
Address 5902 St. Mary's St. Catonsville, MD
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of November, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of November, 1977, at 10:30 o'clock.

At 20 77 NW
Zoning Commissioner of Baltimore County.

(over)

Legal Description

Located on the Northeast corner of Ingleside Avenue and St. Mary's Street as recorded in the Land Record of Baltimore County, Liber 6, Page 169, Plot 21 of Catonsville Manor, Block 3, Lots 42, 43, and 44, also known as 5902 St. Mary's Street.

RE: PETITION FOR VARIANCE
NE/corner of Ingleside Ave. & St. Mary's Street, 1st District
GILBERT G. PEOPLES, et ux, Petitioners
Case No. 78-104-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. Kuntz, Jr.
Charles E. Kuntz, 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 20th day of October, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. Gilbert G. Peoples, 5902 St. Mary's Street, Catonsville, Maryland 21228, Petitioners.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: October 27, 1977
FROM: Leslie H. Graef, Director of Planning
SUBJECT: Petition # 78-104-A, Petition for Variance for an Accessory Structure (Swimming Pool)

Northeast corner of Ingleside Avenue and St. Mary's Street
Petitioner - Gilbert G. Peoples and Patricia A. Peoples

1st District

HEARING: Monday, November 7, 1977 (10:30 A.M.)

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

Leslie H. Graef
Leslie H. Graef
Director of Planning

LHG:JCH:FW

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 October 20, 1977

THIS IS TO CERTIFY, that the annexed advertisement of Petition of Variance-Gilbert Peoples was inserted in the following:

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 21 day of October, 1977, that is to say, the same was inserted in the issues of October 20, 1977.

STROMBERG PUBLICATIONS, INC.
BY Laura P. Parnell

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 October 20, 1977

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weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 21 day of October, 1977, that is to say, the same was inserted in the issues of October 20, 1977.

STROMBERG PUBLICATIONS, INC.
BY Laura P. Parnell

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 22, 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., once a week for one successive weeks before the 23rd day of November, 1977, that is to say, the same publication appearing on the 23rd day of November, 1977.

L. Leland Strickland
THE JEFFERSONIAN
Manager

Cost of Advertisement, \$: _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 2 day of September, 1977. Filing Fee \$ 25.00 Received ☒ Check ☐ Cash ☐ Other

S. Eric DiMenna
S. Eric DiMenna,
Zoning Commissioner
Petitioner Peoples Submitted by John W. Hession
Petitioner's Attorney Reviewed by John W. Hession

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st Date of Posting OCT. 21, 1977
Posted for: PETITION FOR VARIANCE
Petitioner: GILBERT G. PEOPLES
Location of property: NE/cor. of Ingleside Ave. and St. Mary's Street
Location of Sign: Front Sign, St. Mary's St.
Remarks: _____
Posted by: Thomas R. Deland Date of return: OCT. 28, 1977

Mr. & Mrs. Gilbert Peoples
5902 St. Mary's Street
Catonsville, Maryland 21207

FORM # 51

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 22nd day of September, 1977.

S. Eric DiMenna
S. Eric DiMenna
Zoning Commissioner
Petitioner Mr. & Mrs. G. Peoples Reviewed by William B. Combs
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the 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 unnecessary hardship upon the Petitioners,

the above Variance should be had, and it further appearing that by reason of the existing 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 in the side yard in lieu of the required rear yard should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14th day of November, 1977, that the herein Petition for 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



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 #51, Zoning Advisory Committee Meeting, September 20, 1977, are as follows:

Property Owner: Gilbert Peoples
Location: NE/C Ingleside Avenue and St. Mary's Street
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a pool to be located in the side yard in lieu of the required rear yard
Acres: 0.244
District: 1st

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 ensure 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
Planner III
Project and Development Planning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Mr. Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Housing Administration
Industrial Development

October 31, 1977

Mr. & Mrs. G. Peoples
5902 St. Marys Street
Catonsville, Maryland 21207

RE: Variance Petition
Item Number 51
Petitioner - Mr. & Mrs.
Gilbert Peoples

Dear Mr. & Mrs. Peoples:

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, zoned D.R. 5.5 and located on the northeast corner of Ingleside Avenue and Saint Mary's Street in the 1st Election District, is improved with an existing single family dwelling and a swimming pool. Adjacent dwellings are similarly zoned and improved.

This Variance is requested in order to permit the swimming pool to be located in the side yard in lieu of the required rear yard.

Particular attention should be afforded to the comments enclosed with this letter.

Mr. & Mrs. G. Peoples
Page 2
Item Number 51
October 31, 1977

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

MRS. DIANA IYER
Planning & Zoning Associate

NBC:Diriff



Paul H. Heinicke
Chief

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Gilbert Peoples

Location: NE/C Ingleside Ave. & St. Mary's St.

Item No. 51 Zoning Agenda September 20, 1977

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "M" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are grouped 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

RECEIVED 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 - for occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments at this time.

Revised:

Planning Group
Special Inspection Division

Noted and approved:

Deputy Chief
Fire Prevention Bureau



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

October 17, 1977

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

Dear Mr. DiNenna:

Comments on Item #51, Zoning Advisory Committee Meeting, September 20, 1977, are as follows:

Property Owner: Gilbert Peoples
Location: NE/C Ingleside Ave. & St. Mary's St.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a pool to be located in the side yard in lieu of the required rear yard.
Acres: 0.244
District: 1st

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/KS/rms

