E ZONING COM	ISSIONER CF BALTIMORE COUNT	Y: (Jt)	8-104 A
or we,lir. A. li	es. G. Popples legal owner cribed in the description and plat at	S.of the property situate in Bal	timore
petition for a V	eriance from Section 400.1 to	permit a pool to be	
lonated in.	aide yard, instead of the re-	wired rear yard.	
Zoning Regulationing reasons: (indic	s of Baltimore County, to the Zonin ste hardship or practical difficulty)	g Law of Baltimore County; i	or the
The poc	l is installed		Man 2/ 1/4 //-
Sec 6	ttached description		1.9
			B-7 -2
	F		march 10
or we, agree to p	posted and advertised as prescribed ay expenses of above Variance adver- se to and are to be bound by the a d pursuant to the Zoning Law For	tising, posting, etc., upon filing oning regulations and restrict	of this
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Legal Description

BHICK OF PLANT & JUNE

Located on the Northeast corner of Inglands Avenue and St. Namy's Street as recorded in the Land Record of Beltimore County, Libro 6, Folio 109, Film #1 of Caccaswille Unior, 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 Distric

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

GILBERT G. PEEPLES, et ux, Patitioners : Case No. 78-104-A

......

ORDER TO ENTER APPEARANCE

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.

Role S. Fruit A. Charles E. Kountz, Jr. Deputy People's Counsel

John W. Hessian, III People's Coursel Courty Office Building Townon, Maryland 21204 494-2188

! HEREBY CERTIFY that on this 20th day of October, 1977, a copy of the aforegoing Order was mailed to Mr. and Mrs. Gilbert G. Peeples, 5902 St. Mary's Street, Catansville, Maryland 21228, Petitioners,





BATIMORE COUNTY, MARTEAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna, Zoning Commissioner Date October 27, 1977 Leslie H. Graef, Director of Planning

SUBJECT. Petition # 78-104-A. Petition for Variance fo an Accessory Structure (beiming Pool)

Northeast corner of Ingleside Avenue and St. Mary's Street.
Petitione- dilberto, Peeples and Patricia A. Peeples

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

LHC: JGH: TW



TOWSON, MD. 21204 October 20,

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

Catonsville Times

Dundalk Times ☐ Essex Times

☐ Towson Times ☐ Arbutus Times □ Community Times

1977

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 Pamerticke





TOWSON, MD. 21204 October 20.

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

☐ Catonsville Times
☐ Dundalk Times

☐ Towson Times ☐ Arbutus Times

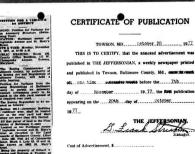
1977

☐ Essex Times ☐ Community Times ☐ Suburban Times East

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 21 day of October 19.77 , that is to say, the same was inserted in the issues of October 20, 1977.

STROMBERG PUBLICATIONS, INC.

By Laura Pannebecker



Mr. & Mrs. Gilbert Posples 5902 St. Marys Street Catcheville, Maryland 21207

Posted for Petition For VARIANCE

Petitioner G.LOSET G. Peoples

Posted by Thomas K. Roland

Location of Stene FRONT 5901 ST. MARYS ST.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this

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

1- SIGN

THERET OF BALTIMORE COUNTY

CERTIFICATE OF POSTURE

Location of property NE/COR. OF INGLESIDE AVE. AND ST. MARY'S STREET

Serverice 1977. Filing Fee \$ 95 00 . Received

Petitioner's Attorney_

Petitioner Wr. & Mrs. G. Feeples Petitioner's Attorney

Date of return: OCT. 28, 1977

78-104-A

Date of Poster OCT 21, 1977

	•	•	
Per	rount to the advertisement, posting of	property, and public hearing on th	e simul Petition
and it a	opearing that by reason of the followin	g finding of facts that strict con	mpliance with
the Be	altimore County Zoning Regulat	ions would result in practica	l difficulty
and ur	are sonable hardship upon the I	Petitioners,	3 - TOEST
***		<u> </u>	
the above	re Variance should be had; and it furt	her appearing that by reason of 33	le minera of
the Ya	riance requested not adversely	affecting the health, safety,	and general
wilfar	e of the community, a Variance	e to permit an accessory str	ucture
(abam	ming pool) to be located in the	side yard in lieu of the requi	red rear yard
siquid	l be granted.		
ġ m	Deputy S ORDERED by the/Zoning Commission	ner of Baltimore County, this/	(*C
day of .	November 1977, that	the herein Petition for aforemen	tioned Variance
should	be and the same is GRANTED	, from after the date of t	this Order, sub-
ject to	the approval of a site plan by	the Department of Polic Wo	rks and the
Office	of Planning and Zoning.	puty Zoning Summissioner of I	Baltimore County
Pur	suant to the advertisement, posting of	property and public hearing on th	e above petition
and it ap	ppearing that by reason of		
		······································	

the above	we Variance should NOT BE GRANTI	SD.	
IT I	S ORDERED by the Zoning Commission	ner of Baltimore County, this	day
of	, 197 ., that the ai	bove Variance be and the same is	hereby DENIED.

department of traffic ena STEPHENE COLLINS

September 23, 1977

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

Re: Item No. 51 - ZAC - September 20, 1977 Property Owner: Gilberg Peoples Location: NEWC Ingleside Ave & St. Mary's St. Existing Zoning: D.R. 5.5

Proposed Coning: Variance to permit a pool to be located in the side yard in lieu of the required rear yard.

Dear Mr. DiNenna:

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

Very truly yours, Michael S. Flanigan

MSF/kam



September 26, 1977

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

Dear Mr. DiNenna

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

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

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

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

/ery truly yours,

John L. Wimbley Project and Development Planning BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 31, 1977

Micholas B. Come

Department of Traffic Engineering

State Books Comis

Bureau of Fire Prevention Health Departmen

Project Planning

Building Conserves

Board of Education

Soning Administrati

Industrial

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

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

Dear Mr. 6 Mrs. Peeples:

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 or problems with repart to made warre of plans or problems with repart to the same area of problems with repart to the propriate that may have a bearing on this case. The Director of Planning may file a written report with the Joning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property, zoned D.R. 5.5 and located on the mortheast corner of Ingleside Avenue and Saint Mary's Street in the lat Election District, is improved with an existing simule family dwelling and a swimming pool. Adjacent dwellings are similarly zoned and lapproved.

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 ents enclosed with this letter.

Mr. 6 Mrs. G. Peeples Page 2 Item Number 51

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 man for the standard at 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

Dare Aller M'S. DIANA ITTER Planning & Soning Associate

MBC:DI:rff

fire departme... TOWSON MARYLAND 21204 (301) 825 7310 Paul H. Reincke

Office of Planning and Zoning Saltimore County Office Building Town, Maryland 21204

Attention: Mr. Commodari, Chairman Zoning Advisory Committee

Re: Property Owner: Gilbert Peeples

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

Item No. 51 Zoning Agenda September 20, 1977

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

() 1. Fire hydrants for the referenced property are grequired and shall be located at intervals of foot along an approved road in accordance with Baltimore County Standards as published by the Department of Rublic Norks.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at____

REDUDS the maximum allowed by the Pire Department.

() h. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

Fire Provincion sees prior to occupancy or segmining or operations.

(5) The buildings and structures occidating or proposed on the site shall comply with all applicable requirements of the Mational Pire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition ; for to occupancy.

() 6. Site plans are approved as drawn.

fx) 7. The Fire Prevention Bureau has no comments, at this time. Hotod and Leonge M Warmet

Roviewer: HOW Planning Group Special Importion Division

Approved:
Deputy Chief
Pire Prevention Dureau



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

October 17, 1977

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

THD/KS/fth

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

Variance to permit a pool to be located in the side yard in lieu of the required rear yard. Acres:

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

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES



September 28, 1977

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

Dear Mr. Di Monne

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

Property Once: Gilbert Peeples Location: W/WC Ingleside Ave. & St. Mary's St. Raiting Zoning: D.E. 5.5 Proposed Zoning: Variance to permit a pool to be located in the side yard in lice of the required reor yard.

Acres: District: 0.244

The items checked below are applicable:

(X) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

(X) B. A building permit shall be required before construction can begin.

(X) 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 Building Department if distance is between 3'0" and 6'0" of property line.

() F. No comment.

G. Requested setback variance conflicts with the Beltimore County Building Code. See Section

Charles E. Burnham / g Shre de.

Charles E. Burnham Plans Review Chief CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: September 20, 1977

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

Z.A.C. Meeting of: September 20, 1977

RE: Item No: 51
Property Owner: Gilbert Peeples
Location: NE/C Ingleside Ave. & St. Mary's St.
Present Zoning: D.R. S.5 Present 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.

District: 1st No. Acres: 0.244

Dear Mr. DiNenna

No bearing on student population.

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

WNP/bp

. BAYARD WILLIAMS JR. VICE-PREDICT

THOMAS H. BOYER MAS. LONRAINE F. CHIRCUS

MRS MILTON B SMITH OF

department of public works TOWSON MARYLAND 21204

THORNTON M. MOURING, P.E. DIRECTOR

November 9, 1977

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

Re: 1tem \$51 (1977 - 1978)
Property Owner: Gilbert Peeples
M/E cor. Implemide Avo. & 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 lies of the required rear yard. Acres: 0.244 District: 1st

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.

Ingleside Avenue is an existing improved County road; no further highway improvements are proposed at this time.

St. Mary's Street, an existing public road with a 40-foot right-of-way, is proposed to be further improved in the future as a 30-foot closed sectior roadway on a 50-foot right-of-way. Highway right-of-way videning, including a filled area for sight distance at the intersection and any necessary rewritible esseements for slopes, will be required in connection with any grading or building permit application.

The construction of required concrete sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) the Petitioner must provide necessary drainage facilities (temporary or persment) to prevent creating any misances or damages 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.

Item #51 (1977 - 1978) Property Owner: Gilbert Peoples Page 2 November 9, 1977

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours.

Ellaworth I Den / 1 mico ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

cc: J. Somers

H-NE Key Sheet 1 SW 22 Pos. Sheet SW 1 F Topo 95 Tax Map

BALTI MORE COUNTY SONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLOG. 111 M. Chesapeake Ave Towson, Maryland 212 000

reau of pepartment of State Roads Com

3

Pureau of Fire Prevention roject Planning uilding Departs Board of Education ioning Administra

nduetrial

November 15, 1977

Mr. & Mrs. Gilbert Peeples 5902 Saint Marys Street Catonsville, Maryland 21207

Variance Petition Item Number 51 Petitioner - Mr. & Mrs. Peeples

Dear Mr. & Mrs. Peeples:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you October 31, 1977, under the above referenced subject.

Very truly yours,

Nicholas B. COMMODARI Chairman Soning Plans Advisory Committee

NBC:rf Enclosure November 16, 1977

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

RE: Petition for Variance Petition for Variance
NE/corner of Ingleside Avenue and
St. Marys Street - 1st Election District
Gilbert G. Peeples, et ux - Petitioners
NO. 78-104-A (Rem No. 51)

Dear Mr. & Mrs. Peeples

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

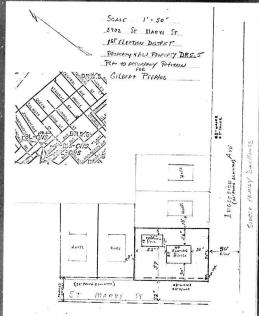
Very truly yours.

12/ GEORGE J. MARTINAK

Deputy Zoning Commissioner

GJM/ef

cc: John W. Hessian, III, Esquire



SINGLE FAMILY DWELKES

