

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY:

I, or we, Dr. S.E. Harris, M.D., 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 400.1 to permit an accessory structure (tennis court) to be located outside the rear third of the lot farthest removed from the side street (Phillips Drive).

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

Due to the size of the tennis court (60x120) there is no other location on the property which could accommodate the court.

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 Dr. S.E. Harris, M.D. Legal Owner
Address 8200 Symphony Lane
Baltimore, Maryland 21208
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day

of January, 1978, 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 28th day of March, 1978, at 10:30 o'clock.

S.E. Harris
Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE
NE corner of Phillips and Symphony Drive,
3rd District
OF BALTIMORE COUNTY
Dr. S. E. Harris, M.D., Petitioner : Case No. 78-206-A

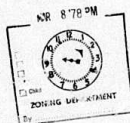
ORDER TO ENTER APPEARANCE

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

I HEREBY CERTIFY that on this 6th day of March, 1978, a copy of the foregoing Order was mailed to Dr. S. E. Harris, M.D., 8200 Symphony Lane, Baltimore, Maryland 21208, Petitioner.



April 5, 1978

Marvin Polikoff, Esquire
215 Tower Building
Baltimore, Maryland 21202

RE: Petition for Variance
NE corner of Phillips and Symphony
Drives - 3rd Election District
Dr. S. E. Harris, M.D. - Petitioner
NO. 78-206-A (Item No. 143)

Dear Mr. Polikoff:

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

Very truly yours,

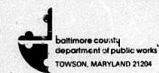
George J. DiNenna
George J. DiNenna
Deputy Zoning Commissioner

GJM/lnc

Attachments

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

DESCRIPTION OF PROPERTY: Beginning at a point on the Northeast corner of Phillips Drive and Symphony Drive, being lot #13 of the Plat of Canterbury Estates as recorded in the Land Records of Baltimore County in Liber #20, Folio #6. Also known as 8200 Symphony Drive, Baltimore, Maryland, 21208.



THORNTON M. MOURING, P.E.
DIRECTOR

February 5, 1978

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

Re: Item #143 (1977-1978)
Property Owner: Dr. S. E. Harris
N/E cor. Phillips Dr. & Symphony Dr.
Existing Zoning: D.A. 2
Proposed Zoning: Variance to permit an accessory structure to be located outside the rear third of the lot farthest removed from the side street.
Acres: 0.9705 District: 3rd

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 directly involved. The petitioner should relocate his split rail fence and hedge from within the County 50-foot highway right-of-way, so as to be within his property lines.
Development of this property through striping, grading and stabilization could result in a sediment pollution problem, dumping private and public holdings downstream of the property. A grading permit is therefore, necessary for all grading, including the striping of top soil.
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #143 (1977-1978).

Very truly yours,

Ellsworth H. Diver, P.E.
Ellsworth H. Diver, P.E.
Chief, Bureau of Engineering

END, EXH. 100-10
0-10 Key Sheet
36 IN 15 Pos. Sheet
NW 1/4 Topo
48 Top Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 20, 1978
FROM: Leslie H. Graef, Director of Planning
SUBJECT: Petition 78-206-A, Petition for Variance for an Accessory Structure (Tennis Court) (Item #143)
Northeast corner of Phillips and Symphony Drives.
Petitioner - Dr. S.E. Harris, M.D.

3rd District

HEARING: Tuesday, March 28, 1978 (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:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 (tennis court) to be located outside of the rear third of the lot farthest removed from the side street (Phillips Drive) should be granted.

Deputy Zoning Commissioner of Baltimore County this 1st day of April 1978, 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, and no lighting for the Variance shall be required.

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 NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of April 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

March 14, 1978

Dr. S. E. Harris
2200 Symphony Lane
Baltimore, Maryland 21208

Chairman
Deputy
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Social Administration
Industrial Development

RE: Variance Petition
Item Number 143
Petitioner - Dr. S. E. Harris

Dear Dr. Harris:

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 suitability of the requested zoning.

The subject property, located on the northwest corner of Phillips and Symphony Drives in the 3rd Election District, is presently improved with a one story stone dwelling and pool. Adjacent properties, completely surrounding this site, are improved with similar type uses.

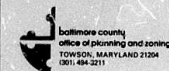
Because of your proposal to construct a tennis court in the rear of this property and as a result, conflict with Section 400.1 of the Baltimore County Zoning Regulations, this Variance is required. Attention should be afforded the comments of the Bureau of Engineering concerning the relocation of the split rail fence, which is located within the existing right-of-way of Phillips Drive.

Dr. S. E. Harris
Page 2
Item Number 143
March 14, 1978

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



February 1, 1978

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 #143, Zoning Advisory Committee Meeting, January 10, 1978, are as follows:

Property Owner: Dr. S. E. Harris
Location: NE/C Phillips Drive and Symphony Drive
Existing Zoning: R-2
Proposed Zoning: Variance to permit an accessory structure to be located outside the rear third of the lot farthest removed from the side street
Acres: 0.9705
District: 3rd

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
Current Planning and Development



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

January 26, 1978

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

Dear Mr. DiNenna:

The following are comments on Item # 143, Zoning Advisory Committee Meeting of January 10, 1978.

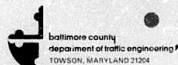
Property Owner: Dr. S. E. Harris
Location: NE/C Phillips Dr. & Symphony Dr.
Acres: 0.9705
District: 3rd

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/pcc
SEC 35 118



STEPHEN E. COLLINS
DIRECTOR

February 10, 1978

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

Item No. 143 - ZAC - January 10, 1978
Property Owner: Dr. S. E. Harris
Location: NE/C Phillips Dr. & Symphony Dr.
Existing Zoning: D.R. 2
Proposed Zoning: Variance to permit an accessory structure to be located outside the rear third of the lot farthest removed from the side street.
Acres: 0.9705
District: 3rd

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Plantinga
Traffic Engineer Associate

MEP/hms



Paul H. Reinecke
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Dr. S. E. Harris

Location: NE/C Phillips Dr. & Symphony Dr.

Item No. 143 Zoning Agency Meeting of 1/10/78

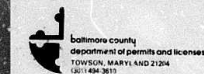
Comments:

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 _____ 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 this site.
3. The vehicle dead-end condition shown at _____ REQUIRES 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. 701 "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]
Baltimore County
Special Inspection Division

Noted and Approved: [Signature]
Deputy Chief
Fire Prevention Bureau



JOHN D. SEFFERT
DIRECTOR

January 18, 1978

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

Dear Mr. DiNenna:

Comments on Item #143 Zoning Advisory Committee Meeting, January 10, 1978 are as follows:

Property Owner: Dr. S. E. Harris
Location: NE/C Phillips Dr. & Symphony Dr.
Existing Zoning: R-2
Proposed Zoning: Variance to permit an accessory structure to be located outside the rear third of the lot farthest removed from the side street.
Acres: 0.9705
District: 3rd

The items checked below are applicable:

1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
2. A building permit shall be required before construction can begin.
3. Three sets of construction drawings may be required to file an application for a building permit.
4. 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.
5. Wood frame walls are not permitted within 3'0" of a property line. Construct Building Department if distance is between 3'0" and 6'0" of property line.
6. No comment.
7. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief
(20-77)

VALIDATION OR SIGNATURE OF CASHIER

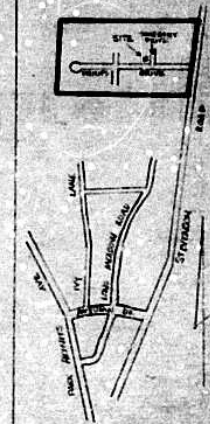
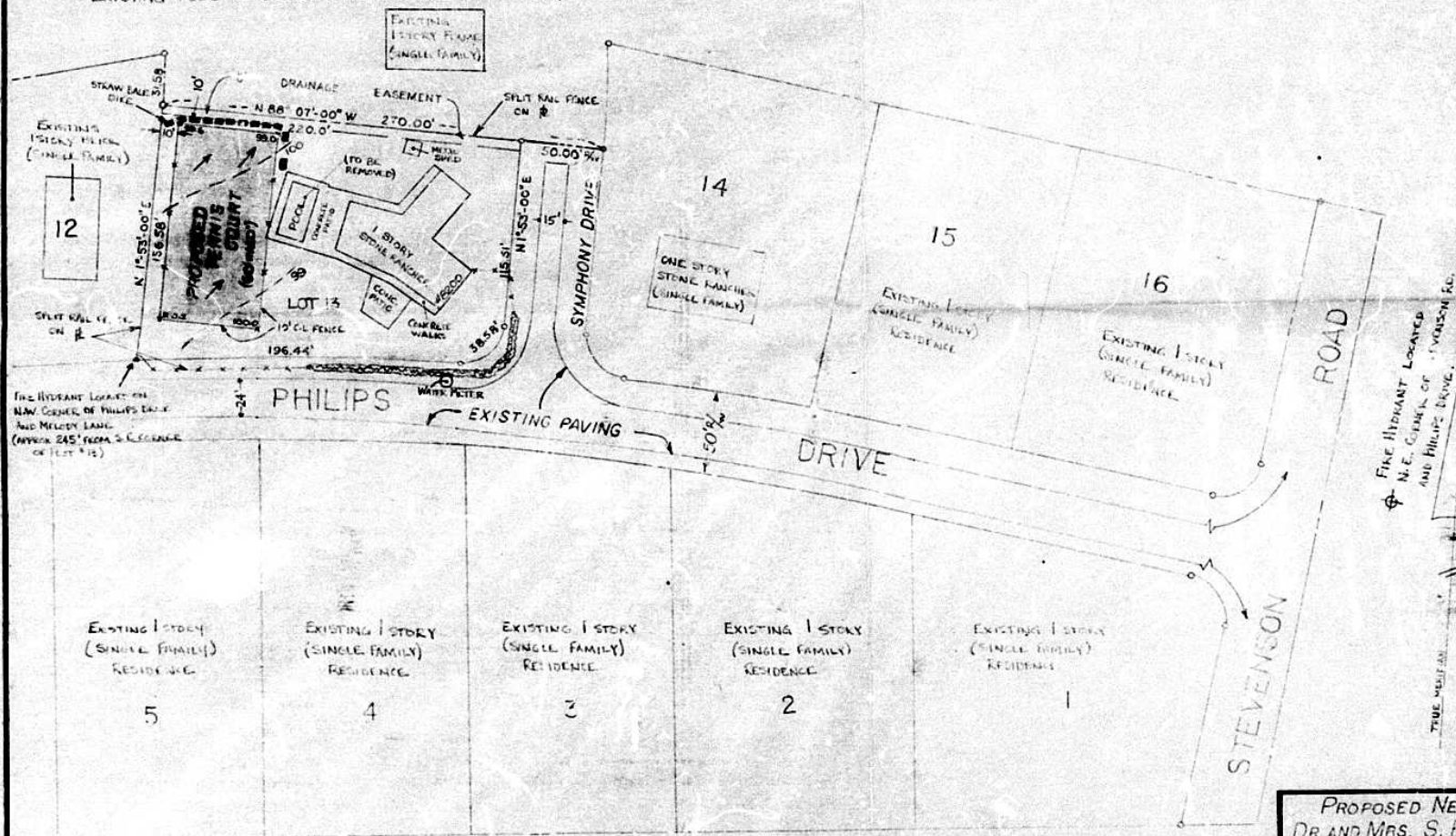
BALTIMORE COUNTY SEWER AND WATER IS EXISTING AT THE SITE.
PROPOSED TENNIS COURT TO BE ALL-WEATHER CONSTRUCTION

THE COURT WILL BE SURROUNDED BY A 10' HIGH CHAIN LINK FENCE.

WATER FLOW OFF COURT WILL BE AS SHOWN ON SKETCH (→).

EXISTING POOL TO BE REMOVED AND RELOCATED. (BY OTHERS)

PROPERTY LINES -----
EXISTING HEDGE
EXISTING FENCE
PROPOSED GRADES 00 00
WATER FLOW
EXISTING CONTOURS -----
GRAVE EASE DIKE



VICINITY MAP
SCALE: 1"=1000'

FIRE HYDRANT LOCATED
 N.E. CORNER OF
 AND PHILIP BROS.

MADE IN U.S.A.
No. 96
3
1-3-70
✓
AL
6-26-70
AL

PROPOSED NEW TENNIS COURT for
DR. AND MRS. S. E. HARRIS FAMILY.

SCALE 1"=50'0"	DESIGNED BY MELVIN C. BENNETT & SONS INC.	GRAPHIC P.K.B.
DATE DEC. 1947		ZONING D.R. 2.

5200 SYMPHONY DRIVE
BALTIMORE MD 21208

PLAT OF CANTERBURY ESTATES
3RD ELECTION DISTRICT-BA. CO.

DRAWING NUMBER
B-7 1002

