



ORDER RECEIVED FOR FILING  
DATE 10/19/78

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 Petitioners:

The Variance should be granted; 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, the Variance is granted to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of May, 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.

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 Petitioners:

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of May, 1978, that the above Variance be and the same is hereby DENIED.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
TOWSON, MARYLAND 21286

May 4, 1978

cc: Nicholas S. Commodari  
Chairman

Mr. James F. Skarda, Jr.  
21 Wildwood Beach Road  
Baltimore, Maryland 21221

RE: Variance Petition  
Item Number 187  
Petitioner - James F. Skarda

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

Dear Mr. Skarda:  
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 the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or have a bearing on this case. The Director of Planning will file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This waterfront property, currently zoned R.C. 5, is located on the south side of Wildwood Beach Road, approximately 700 feet west of River View Beach Road, 15th Election District and is improved with a detached dwelling and garage in the rear along the road. Improved surrounding properties are similarly zoned and Wildwood Beach Road.

This Variance is necessitated by your proposal to construct a pool in the front yard, facing Back River, which is in direct conflict with section 400.1 of the Baltimore County Zoning Regulations.

Particular attention should be afforded the comments of the Bureau of Engineering concerning the proposed widening of Wildwood Beach Road.

Mr. James F. Skarda, Jr.  
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Item Number 187  
May 4, 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 S. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:lf



THOMAS M. MAQUING, P.E.  
DIRECTOR  
April 13, 1978

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

Re: Item #187 (1977-1978)  
Property Owner: James F. Skarda, Jr.  
S/S Wildwood Beach Rd. 700' W. River View Rd.  
Existing Zoning: RC 5  
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard.  
Acres: 0.24 District: 15th

Dear Mr. DiNenna:  
The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

**Highways:**  
The public roadway along the immediate frontage of this property apparently is a service drive, which is partially indicated as a 20-foot right-of-way on the recorded plat of "Wildwood Beach" (L.N.O.M. 9, Folio 30). This service drive connects with Wildwood Beach Road proper, at two locations. It is proposed that this 20-foot service drive, or right-of-way, be improved in the future as a 30-foot closed section roadway on a minimum 40-foot right-of-way. Wildwood Beach Road is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary, overhead easements for slopes, will be required in connection with any grading or building permit application.

**Soilwater Control:**  
Development of this property through striping, 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 striping of top soil.

**Storm Drain:**  
The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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.



April 28, 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 #187, Zoning Advisory Committee Meeting, March 21, 1978, are as follows:

Property Owner: James F. Skarda, Jr.  
Location: S/S Wildwood Beach Road 700' W. River View Road  
Existing Zoning: RC-5  
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard  
Acres: 0.24  
District: 15th

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  
Planner III  
Current Planning and Development



March 21, 1978

STEPHEN E. COLLINS  
DIRECTOR

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

Item No. 187 - SAC - March 21, 1978  
Property Owner: James F. Skarda, Jr.  
Location: S/S Wildwood Beach Rd. 700' W River View Rd  
Existing Zoning: R.C. 5  
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard.

Acres: 0.24  
District: 15th

Dear Mr. DiNenna:  
No traffic problems are anticipated by the requested variance to permit a swimming pool in the front yard.

Very truly yours,  
Michael S. Flanagan  
Traffic Engineer Associate



April 25, 1978

STEPHEN E. COLLINS  
DIRECTOR

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

Dear Mr. DiNenna:

Comments on Item #187, Zoning Advisory Committee Meeting, March 21, 1978, are as follows:

Property Owner: James F. Skarda, Jr.  
Location: S/S Wildwood Beach Rd. 700' W River View Rd.  
Existing Zoning: R.C. 5  
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard.  
Acres: 0.24  
District: 15th

The requested variance for the construction of a pool will not interfere with the location of either the septic system or well, therefore no health hazards are anticipated.

Very truly yours,  
Thomas H. Levin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

Item #187 (1977-1978)  
Property Owner: James F. Skarda, Jr.  
Page 2  
April 13, 1978

STORM DRAIN (Cont'd)  
The property to be developed is located adjacent to the water front. The petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and commercial development and other special construction features are required.

**Water and Sanitary Sewer:**  
Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities. The Baltimore County Water and Sewerage Plans W-238 and S-738, as amended, indicate "Planned Service" in 11 to 30 years.

Very truly yours,  
Ellsworth H. DiNenna  
REDAWORTH H. DIVEN, P.E.  
Chief, Bureau of Engineering

END:SM:WHR:ss  
cc: J. Wimbley  
F-36 Key Sheet  
16 28 35 x 36 Pgs. Sheets  
68 4 1 Page  
104 Tax Map

**Baltimore County**  
 Department of Planning and Zoning  
 TOWSON, MARYLAND 21286  
 (410) 833-3910

Paul H. Haischa  
 Chief

Office of Planning and Zoning  
 Baltimore County Office Building  
 Towson, Maryland 21286

Attention: N. Comodori, Chairman  
 Zoning Advisory Committee

Re: Property Owner: James F. Skarda, Jr.  
 Location: S/S Wildwood Beach Rd. 700' W River View Rd.  
 Zoning: R.C. 5  
 I-100 No. 187  
 Zoning Agenda Meeting of 3/21/78

Comments: The referenced property has been surveyed by this Bureau and the comments below worked with an "x" are applicable and required to be approved 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 the site.
3. The vehicle dead end condition shown at \_\_\_\_\_ exceeding 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 on 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.

Noted and Approved: *George M. Kogonoff*  
 Planning Group  
 Special Inspection Division

Fire Prevention Bureau

**Baltimore County**  
 Department of Permits and Licenses  
 TOWSON, MARYLAND 21286  
 (410) 833-8410

JOHN D. SEFFERT  
 DIRECTOR

March 23, 1978

Mr. S. Eric DiNenna, Zoning Commissioner  
 Office of Planning and Zoning  
 County Office Building  
 Towson, Maryland 21286

Dear Mr. DiNenna:

Comments on Item #187 Zoning Advisory Committee Meeting, March 21, 1978 are as follows:

Property Owner: James F. Skarda, Jr.  
 Location: S/S Wildwood Beach Road 700' W River View Road  
 Zoning: R.C. 5  
 Proposed: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard.

Area: 0.24  
 District: 15th

The items checked below are applicable:

1. Structure shall conform to Baltimore County Building Code (B.C.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and need and other applicable codes.
2. A building permit shall be required before construction can begin.
3. Additional \_\_\_\_\_ permits shall be required.
4. Building shall be upgraded to new use - requires alteration permit.
5. Three sets of construction drawings will be required to file an application for a building permit.
6. 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.
7. Wood frame walls are not permitted on the 10' of a property line. Contact Building Department if distance is between 10' and 6'0" of property line.
8. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.
9. Comments \_\_\_\_\_.

Very truly yours,  
*Charles E. Rumbach*  
 Plans Review Chief

**BOARD OF EDUCATION**  
 OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 20, 1978

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

Z.A.C. Meeting of: March 21, 1978

RE: Item No: 187  
 Property Owner: James F. Skarda, Jr.  
 Location: S/S Wildwood Beach Rd. 700' W River View Rd.  
 Present Zoning: R.C. 5  
 Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard.

District: 15th  
 No. Acres: 0.24

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,  
*Wick Peterson*  
 W. Wick Peterson,  
 Field Representative

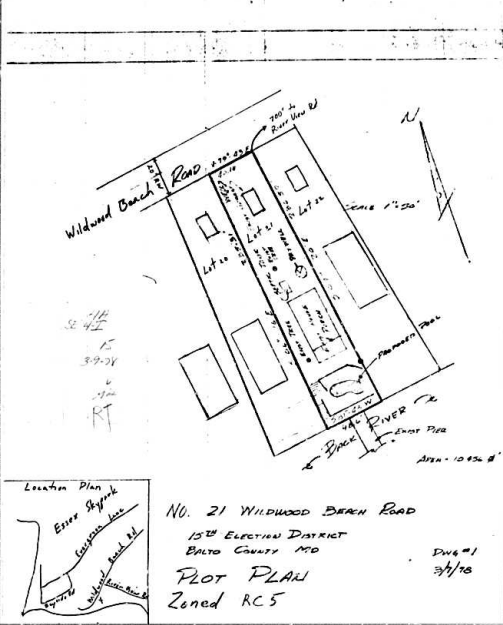
J. M. P. / J. M. P.

JOSEPH M. MCGINNIS, PRESIDENT  
 T. BAYARD WILSON, JR., VICE-PRESIDENT  
 MARJORIE M. HOFFMAN

THOMAS H. BOYER  
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ALVIN LORRICK  
 WEN. MILDRED M. SMITH, JR.  
 RICHARD W. TRICKER, D.D.M.

ROBERT F. DUNFEL, SECRETARY/TREASURER



**OFFICE OF THE TIMES**  
 THE TIMES  
 NEWSPAPERS

TOWSON, MD. 21204 April 27 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE, James F. Skarda, South Side of Wildwood Beach Rd was inserted in the following:

Catonsville Times  Towson Times  
 Dandisik Times  Arbutus Times  
 Essex Times  Community Times  
 Suburban Times East  Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for \_\_\_\_\_ successive weeks before the 28th day of April 1978, that is to say, the same was inserted in the issues of April 27, 1978

STROMBERG PUBLICATIONS, INC.  
 By *Esther Brygan*

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. \_\_\_\_\_ 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_ 1978, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ 1978.

THE JEFFERSONIAN  
*A. Leonard* Manager

Cost of Advertisement, \$ \_\_\_\_\_

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 15 Date of Posting: 4-28-78

Posted for: *Wardens for Community Standards for front yards*

Petitioner: *James F. Skarda*

Location of property: *S/S Wildwood Beach Rd. 700' W of River View Rd.*

Location of Sign: *Corner of Property (Street Side)*

Remarks: \_\_\_\_\_

Posted by: *Ray F. ...* Date of return: 4-28-78

**PETITION MAPPING PROGRESS SHEET**

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					3/9	JL				
Petition number added to outline										
Granted by ZC, BA, CC, C-1										
Reviewed by: <i>OF</i>			Revised Plans: Change in outline or description		Yes					No
Previous case:			Map #		<i>847</i>					

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

No. 6562

DATE: May 18, 1978 ACCOUNT: 01-668

AMOUNT: \$1.95

RECEIVED James F. Skarda, Jr. 21 Wildwood Beach Rd. Balto. Md. 21221, Cost of Advertising and Filing for Petition for Variance, Case No. 10-243-4

43 MAY 18 1978 4106DC

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

No. 65670

DATE: April 19, 1978 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: James F. Skarda, 21 Wildwood Beach Rd., Balto. Md. FOR: 21221, for Petition for Variance No. 78-243-4 Item No. 187

43 APR 19 1978 2500DC

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

Your Petition has been received \* this \_\_\_\_\_ day of \_\_\_\_\_ 1978. Filing Fee \$ 25.00 Received \_\_\_\_\_

*S. Eric DiNenna*  
 S. Eric DiNenna  
 Zoning Commissioner

Petitioner: *J. Skarda* Submitted by: *J. Skarda*

Petitioner's Attorney: \_\_\_\_\_ Reviewed by: *OF*

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