PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONEL OF BALTIMORE COUNTY:

i, or we. Mr. & Mrs. David Gjords,gal owner of the property attacts in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

ereby petition for a Variance from Section 1991, to payrit an accessory structure (tennis court) to be located in the front yard in lieu of the

required rear yard

of the Zoning Regu'ttions of Baltimore County, to the Zoning Law of Baltimore County; for the collowing reasons: andicate herdship or practical difficulty)

Due to the contour of the existing land it would be impossible to locate the tennis court in any other part of the property.

Property is to be posted and advertised as prescribed by Zoning Regulations. (a) or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this etition, and further agree to and are to be bound by the soning regulations and restrictions of

Contract purchases

ntract purchaser Alice
Address.
Coci

ddress 10523 Gateridge Road Cockeysville, Md. 21030

Petitioner's Attorney

Protestant's Attorne

ORDERED By The Zoning Commissioner of Faltimore County, this ...

required by the Zoniry Law of Saltimore County, in two newspapers of general circulation throughout Saltimore County, that property be posted, and that the public bearing be had before the Zonir Commissioner of Saltimore County in Room 104, County Office Building in Towson, Saltimor County of Saltimore Co

y Zoning Commissioner of 1

9.15 A. M

ballimore county office of picnaling and zoning rowson, MARYLAND 21204 (DI) 44-3353

George J. Martinak

August 11, 1978

Mr. & Mrs. David Gjerde 8 Clipping Tree Lane Baltimore, Maryland 21030

> RE: Petition for Variance N/S of Clipping Tree Lene, 535.53 'NE of Greenered Lane -8th Election District David Gjerde, et ux - Petitioners NO. 79-17-A (Item No. 240)

Dear Mr. & Mrs. Gjerde:

I have this dat. passed my Order in the above referenced matter, accordance with the ftached.

Very truly yours?

CEORCE J (NoRTENAK
Deputy Zoning Commissioner

GJM:nr

Attachments

cc: Robert B. Haldeman, Esquire Maryland National Bank Building Baltimore, Maryland 21202

> John W. Hessian, III, Esquire People's Counsel

RE: PETITION FOR VARIANCE
N/S of Clipping Tree Lane, 53:
NE of Greencroft Lane, 8th Dis

BEFORE THE ZONING COMMISSIONER
 OF BALTIMORE COUNTY

DAVID GJERDE, et ux, Petitioners : Case No. 79-17-A

.....

ORDER TO ENTER APPEARANCE

Mr. Commissione

Pursuant to the authority contained in Section 524.1 of the Boltimore County
Charter, I here's enter my appearance in this proceeding. You are requested to notify
me of any hearing date or dates who in any be now or hereafter designated therefore,
and of the pusuage of any preliminary or final Order in connection therewith.

Puter Max Zimmerman Deputy People's Counsel John W. Hessian, III People's Coursel County Office Building Townon, Maryland 21204 494-2138

I HEREBY CERTIFY that on this 14th day of July, 1978, a copy of the aforegoing Order was mailed to Mr. and Mrs. David Gjerde, 16323 Cateridge Road, Cockeysville, Maryland 21030, Petitione...

John V. Hession, III



DESCRIPTION OF PROPERTY

BEGINNING at a point on the North side of Clipping Tree Lane, said point being 535, 51 feet East of the Northeast corner of the intersection of Greencroft Lane and Clipping Tree Lane, being Lot 644 of Plat 3, section 1, Creencroft Development as recorded in the Land Records of Baltimore County in Liber 37, Folio 67.

RE: PETITION FOR VARIANCE

N/S of Clipping Tree Lane, 535.53' NE
of Greencroft Lane - 8th Election Postrict:
David Gjerde, et ux - Petitioners
NO, 79-17-4 (Hem No. 240)

BEFORE THE
DEPUTY ZONING
COMMISSIONER

OF BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Variance to permit the construction of a tennis rourt to be located in the front and side yards in lieu of the required rear yard. The subject property is a lot consisting of 2.83 acres, more or less, and is of irregular shape.

Testimony by the Petitioner indicated that the Variance was sought due to the contour of the land and that it would be impossible to locate the tennis court on any other part of the property. The Petitioner stated that the proposed location had been determined by her contractor, who was not present at the hearing.

A nearby resident, whose property adjoins the subject tract, testified, in protest, that the proposed location of the transis court would place it within ten feet of his property line and approximately 90 feet from his house, and that it would obstruct his view. He further testified that he would not oppose the structure if it were placed elsewhere on the proper. y.

Without reviewing the evidence further in detail but based upon all of the evidence presented at the hearing, in the judgment of the Depty Zoning Commissioner, hardship and/or practical difficulty was not proven by the Politioner and the Variance should not be granted. While there was testimony regarding the contour of the land, none was offered to substantiate that claim, nor vas tiere any substantial evidence that the tennis c. art could not be located elsewhere, perhaps as a result of more extensive grading than that which would be required at the desired location.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Balkimore County, this 1/25 day of August, 1978, that the aforementioned Variance should be and the came is hereby DENIED.

Deputy Zooff Commissioner of Baltimore Jounty

SPOER RECEIVED FOR FILING

BATIMORE COUNTY, MARRAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date July 5, 1978

PROM Lesiie H. Graef, Director of Planning

SUBJECT. Petition f79-17-A. Petition for Variance for front and side yard setbacks
North side of Clipping Tree Lane, 535.53 feet Northeast of Greencroft Lane
Petitioner - David and Alice Gierde

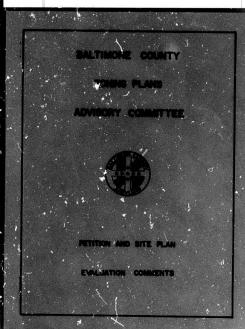
8th District

HEARING: Monday, July 24, 1978 (9:45 A.M.)

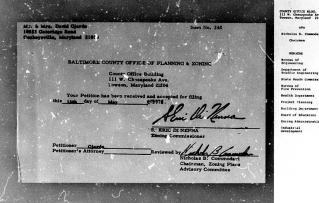
There are no comprehensive planning factors requiring comment on this petition.

Lestie H. Bradf Director of Planning

LHG:JGH:dme



- 2 -



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLOG. 111 W. Chesspeake Ave. Towson, Maryland 2120

Chairman

Bureau of Engineering Department of Traffic Engineering

State Soads Comiss Bureau of Health Department Building Departme Soard of Education

July 13, 1978

Petitioner - Gjerde

Mr. & Mrs. David Gjerde 10523 Gateridge Road Cockeysville, Maryland 21030

RE: Variance Petition Item No. 240

Dear Mr. & Mrs. Gierde:

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 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 accelepment 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.

This Variance is required as a result of your proposal to construct a tensis court in the front and side yard in fieu of the required rear yard. A revised plot plan showing the location of the well and septic system hours be submitted to this office prior to the scheduled 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.

> Nich B. Conmoder NICHOLAS B. COMMODARI Zoning Plans Advisory Committee



July 11, 1978

Mr. S. Eric DiNenna Zoning Commissioner County Office Building on, Maryle ad 21204

No. Them FAGO (1977-1979)

Royalty Omers. David & Miss Cjercke
N/M Clipping Tree La. 535.53' N/E Greencroft La.
Roisting Scnings. RC 4

Froposed Scnings. Variance to permit an accessory structure
to be located in the Term tear yard. Acres, 2.83 District: 8th

Doar I'r. Di Nenna

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.

Baltimore County highway and utility improvements are not directly involved.

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any maisances or demages to adjacent properties, especially by the concentration of surface vators. 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 offic, has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #240 (1977-1978).

Ellewich M. Dior Ver Mer ELLSWORTH N. DIVER, P.E.

END: EAN: FWR: no cc: C. Warfield

41 Tax Hap

LESLIE H. GRAEF

June 9, 1978

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

Dear Mr. DiNenna:

Comments on Item \$240, Zoning Advisory Committee Meeting, May 16, 1978, are as follows:

Property Owner David and Alice Gjerde Location: N/S Clipping Tree Lane 335,53* NE Greencraft Lane Estiting Zaning RC-4 Proposed Zaning: Variance to premit an accessory structure to be located in the front yard in lieu of the required mere yard.

Acres: 2.83

This office has reviewed the subject patition and offers the following comments. These comments are not intended its indicate the appropriateness. If the zoning in question, but are to assure that all parties are made a

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

Very truly yours,

John tumbles John L. Wimbley

Planner III
Current Planning and Development

TOWSON MARYLAND 2120 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE AND COUN. Y HEALTH OFFICER

July 5, 1978

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

Comments on Ites #240, Zoning Advisory Committee Meeting of May 16, 1978, are as follows:

> Property Owner: Location: Existing Zoning: Proposed Zoning:

> > Acres:

District A revised plot plan showing the well location must be submitted prior to commenting on the proposed variance.

Very truly yours.

Thumas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

TUD/JEP/f+b@



STEPHEN E. COLLINS

May 24, 1978

Zoning Commissioner County Office Building Towson, Maryland 21204

Item No. 240 - ZMC - May 16, 1978
Property Owner: David & Alice Gjerde
M/S Clipping Tree La. 535.53' NE Greencroft La.
Existing Zoning: R.C. 4 Variance to permit an accessory structure to be located in the front yard in lieu of the required

Acres: District:

Th, variance should have no effect on traffic.

NBC:smw

Stephen E. Weber



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

Re: Property Owner: David & Alice Gjerde Location: N/S Clipping Tree La. 535.53' NE Greencroft La.

Zoning Agenda Meeting of 05/16/78 Item No. 240

Pursuant to your request, the referenced resperty 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.

Pire hydrants for the referenced property are required and shall be located of intervals or accordance with baltimes from County Standards as published by the Department of Publish Vorks.

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

() 3. The vehicle dead end condition shown at ____ EXCERDS 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 occur nor or beginning of operations

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Betternal Pire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to company.

() 6. Site plans are approved as drawn.

The Fire Prevention Bureau has no comments, at this time.

(x) 7. The Fire Provincian Survey and Revision Heavy Mayords

REVISION Flaming Group

Special Impection Rivision

Fire Prevention Rurous



June 1, 1978

Mr. S. Eric DiNenns, Zoning Commissions Office of Planning and Zoning County Office Building Towns, Maryland 21204

Comments on Item #240 Zoning & bris.xy Committee Neeting, May 16, 1978 are as follows:

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, State of Maxyland Code for the Handicarred and ared and other spelicable codes.

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

C. Additional _____Permits sharl be required. D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

. 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.

G. 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.

E. Requested setback variance conflicts with the Ealtimore County Building Code. See Section

x J. Comment: Height of fence shall be governed by Section 319.2 of the Faltimore County Supplement to the Basic Building Code as to properly line setbacks.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Mr. S. Eric DiNenna Zoning formissioner Baltim re County Office Building Townon, Maryland 21204

RE: Iren No: 240
Property Omne: No.13 5 Alice Gjerde
Location Caliphing Tree La. 535.55' NB Greencroft La.
Market Caliphing: NC. 4
Proposed Zoning: NC. 4
Proposed Zoning: Variance to permit an accessory structure to be
located in the front yard in lieu of the required
rear yard.

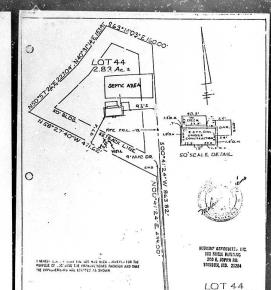
District: 8th No. Acres: 1.83

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours W. Nick Petrovich.

MNP/bc



CLIPPINGTREE LANE(4018/W)

5642 TO GREENCROFT LANE N84º18'36'VI 12.00

Andrew Commission of the Commi

HOUSE LOCATION PLAT 3 SECTION 1 GREENCROFT P.3 37-67 BALTO, CO. MD SCALE !" (100 3-8





TOWSON, MD, 21204 July 6

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - David Gjerde, et ux was inserted in the following:

☐ Catonsville Times☐ Dundalk Times ☐ Essex Times

☐ Suburban Times East

☑ Towson Times ☐ Arbutus Times
☐ Community Times

19 78

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the

STROMBERG PUBLICATIONS, INC.

By Esthe Burger



CERTIFICATE OF PUBLICATION

TOWSON, MD. July 6 ..., 19.78 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed July

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS ASH RECEIPT

PETITION	MAPPING			PROGRESS			SHEET			
FUNCTION	Wall Map				Duplicate		Trocing		200 Shee	
	qc,e	by	date	by	date	by	dote	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied						2.20				-
Granted by ZC, BA, CC, CA										-
Reviewed by:		_			d Pla		or desc	riptic	n ·	Ves
Previous case:										

- SIGNS 79-17-A

CERTIFICATE OF POSTING ARTMENT OF BALTIMORE COUNTY

Date of Posting Tuly 7 1978 Posted for PETITION FOR VALANCE Johy 13, 1978 Petitioner DRVID GTERDE, CT UN
Location of property. N/S CF. ChiPPING TREE LANE, 535, 53 NE OF GITEENCROFT LANE.
LOCATION OF SIGNETH SEC LANE AND

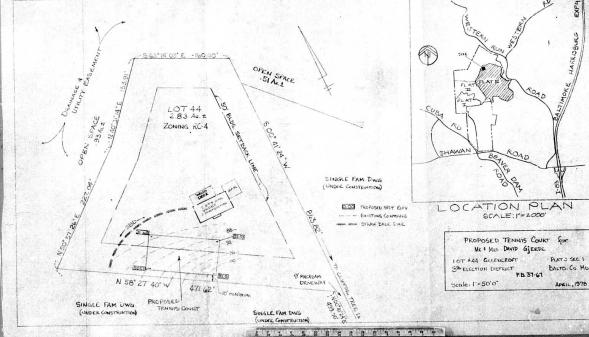
HOSTING OF SECULARITY LAND AT ENTRANCE ASSETS FOR ME OF SUPPLIES TREE LAND STREET LAND AT ENTRANCE Posted by Thomas & Rolary Date of return July 14,1972

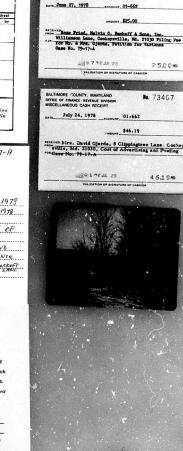
> BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building

	Your Pet	ition has been receiv	ed *	this_	2.6	_day of
agui!	_1974.	Filing Fee \$ 2.		Re	ceived	Chec
				. ~		Cash Othe

Petitioner's Attorney_ Reviewed by 045 This is not to be interpreted as accordance of the Petition for assignment of a hearing date.

Petitioner David by





OCT 0 5 1973