

ORDER RECEIVED FOR FILING
DATE 10/26/78
FILED IN 10/26/78

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 unreasonable hardship upon the Petitioner(s),

the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED BY the Zoning Commissioner of Baltimore County, this 17th day of November, 1978, that the Petition for the aforementioned Variance(s) should be and the same is/are 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 Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship,

IT IS ORDERED BY the Zoning Commissioner of Baltimore County, this 17th day of November, 1978, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E.
DIRECTOR

October 26, 1978

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

Re: Item #46 (1978-1979)

Property Owner: Raymond & Jane Blake
N/W cor. Brookline Rd. & Countryside Lane
Existing Zoning: R.C. 5
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: 1.126 District: 11th

Dear Mr. DiNenna:

The following comments are furnished in response to the plan 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 and are as secured by Public Works Agreement #115409, executed in conjunction with the development of Carroll Manor-Section 1, of which this property comprises lot 9, Block "B" of Carroll Manor, Section One, recorded G.L.B. 20, Folio 19.

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) 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 46 (1978-1979).

Very truly yours,

THORNTON M. MOURING, P.E.
Chief, Bureau of Engineering

END: EAM: PWR:es

U-NE Key Sheet
73 NE 13 Pub. Sheet
NE 196 Topo
44 Tax Map



LESLIE R. GRAY
DIRECTOR

October 23, 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 #46, Zoning Advisory Committee Meeting, August 29, 1978, are as follows:

Property Owner: Raymond & Jane Blake
Location: NW/C Brookline Road and Countryside Lane
Existing Zoning: RC-5
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: 1.126
District: 11th

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. Winkley, Jr.
John L. Winkley, Jr.
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

October 20, 1978

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

Item No. 46 - SAC - Meeting of August 29, 1978
Property Owner: Raymond & Jane Blake
Location: NW/C Brookline Rd. & Countryside Lane
Existing Zoning: R.C. 5
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: 1.126
District: 11th

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.

Very truly yours,

Michael S. Flanagan
Engineering Associate II

NEF/mjm



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

September 26, 1978

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

Dear Mr. DiNenna:

Comments on Item #46, Zoning Advisory Committee Meeting, August 29, 1978, are as follows:

Property Owner: Raymond & Jane Blake
Location: NW/C Brookline Rd & Countryside Ln.
Existing Zoning: R.C. 5
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: 1.126
District: 11th

The proposed pool will not interfere with the location of either the well or sewage disposal area, therefore, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TND:JRP:116



Paul H. Reinecke
CHIEF

October 1, 1978

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

Attention: Mr. Conrad, Chairman
Zoning Advisory Committee

Re: Property Owner: Raymond & Jane Blake

Location: NW/C Brookline Rd. & Countryside Ln.

Item No. 46 Zoning Agency Meeting of 8/29/78

Gentlemen:

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 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 _____ exceeds 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 prior to occupancy.
- (6) Site plans are approved as drawn.
- (7) The Fire Prevention Bureau has no comments at this time.

Noted and Approved: _____
Planning Group Special Inspection Division

Noted and Approved: _____
Fire Prevention Bureau



JOHN E. SHERRY
DIRECTOR

September 22, 1978

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

Dear Mr. DiNenna:

Comments on Item # 46 Zoning Advisory Committee Meeting, August 29, 1978 are as follows:

Property Owner: Raymond & Jane Blake
Location: NW/C Brookline Rd. & Countryside Lane
Existing Zoning: R.C. 5
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: 1.126
District: 11th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.C.) 1978 Edition and the "I" Supplement.
- B. A building permit shall be required before construction can begin.
- C. All structural permits shall 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.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal MAY be required to file an application for a building permit.
- G. Pool 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.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment:

Very truly yours,

Charles E. Sherry
Planning Review Chief

CEB:ry

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 28, 1978

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

I.A.C. Meeting of: August 29, 1978

RE: Item No. 46
Property Owner: Raymond & Jane Blake
Location: NW/C Brookline Rd. & Countryside Lane
Present Zoning: R.C. 5
Proposed Zoning: Variance to permit an accessory structure to be located outside the rear third of the lot farthest removed from the side street.

District: 11th
No. Acres: 1.126

Dear Mr. DiNenna:

No hearing or student population.

Very truly yours,

W. Nick Petrovich
Field Representative

WNP/bp

JOSEPH W. MCCORMACK, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARSHALL B. STANLEY

THOMAS H. DEVLIN
NICK LOVINSKY
ROBERT B. HAYDEN

ALAN LITVACK
WILLIAM F. SMITH, JR.
RICHARD W. TRACY, D.D.

ROBERT T. DEBEL, ADMINISTRATOR

MAR 14 1979

Additional Information
Petition for Variance
NW corner of Brookline Rd. & Countryside Ln.
11th District
Raymond Blake - Petitioner
Case No. 79-101-A

Mr. George J. Martinak,
Deputy Zoning Commissioner
Baltimore County
Towson, Maryland 21204

Dear Mr. Martinak:

First of all I want to thank you for the opportunity to submit additional information on behalf of my petition.

ITEM # 1

This is a plot plan of my property at 13600 Brookline Road, Balduin, Maryland. It specifically shows that the easement is better than 87 feet away from my proposed swimming pool. I believe this is contrary to the evidence that was submitted by my neighbor. You will also note that my addition of the garage and porch in no way affected Baltimore County regulations and I have been given a permit for these additions. Please also note that the furthest third of my back yard, from Countryside Lane, would mean that the pool would be very close to the well and also to the utility lines that are already underground and run up to my home on the corner.

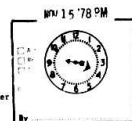
ITEM # 2

These are pictures showing house and the proposed pool at various angles.

Mr. Martinak, I also had the opportunity to once again discuss the addition of the pool with my next door neighbor and the neighbor next to him. Both Mr. Charles Myers and Mr. Gary Smith have no opposition whatsoever to my swimming pool.

Secondly, my "aggrieved neighbor" testified that the new neighbor who is building across on the hill was supposed to be at the hearing to testify against me. I discussed this with Mickey, and he stated that he never once discussed my swimming pool with my "aggrieved neighbor".

It was also entered into testimony that my home did not meet the require-



Raymond S. Blake, Jr.
13600 Brookline Road
Balduin, Maryland 21013
November 15, 1978

(page 2)

set back covenant of the Carroll Manor neighborhood. I would like to point out that I did not build the home and that no only does my home not meet the requirement, but all four homes on Brookline Road on my side of the street do not meet the 100 foot set back. This is due to the location of the lots in relationship to the easement in the back. Therefore: singling my home out as being the one in violation is not correct.

I spoke with the president of the Carroll Manor Association and they are voting no opposition to my pool and they volunteered information to me that there are three pools in the neighborhood and therefore the association is not against pools, per se.

Your favorable consideration to the petition would be greatly appreciated.

Very truly yours,

Raymond S. Blake, Jr.

RSB:leh
encl



This is a view from directly in front of my neighbor's house, looking at my home, which proves that there is no way that he could see a swimming pool in my back yard from his home.

ITEM # 3



This is a view from the corner of my garage, looking to the property of my neighbor's home. You will note that it is about a block away and I don't see how they will be affected by something in my back yard.

ITEM # 4



This is a view of my home looking across Brookline Road and you will note from this photograph and the plot plan that the pool is directly behind my home and would not be seen from Brookline Road.

ITEM # 5



This picture shows two corner stakes which indicates where the pool would go in the back yard. Looking from my house to the back property, you will note that there is nothing in the back of the property that would cause a problem for a swimming pool.

ITEM # 6

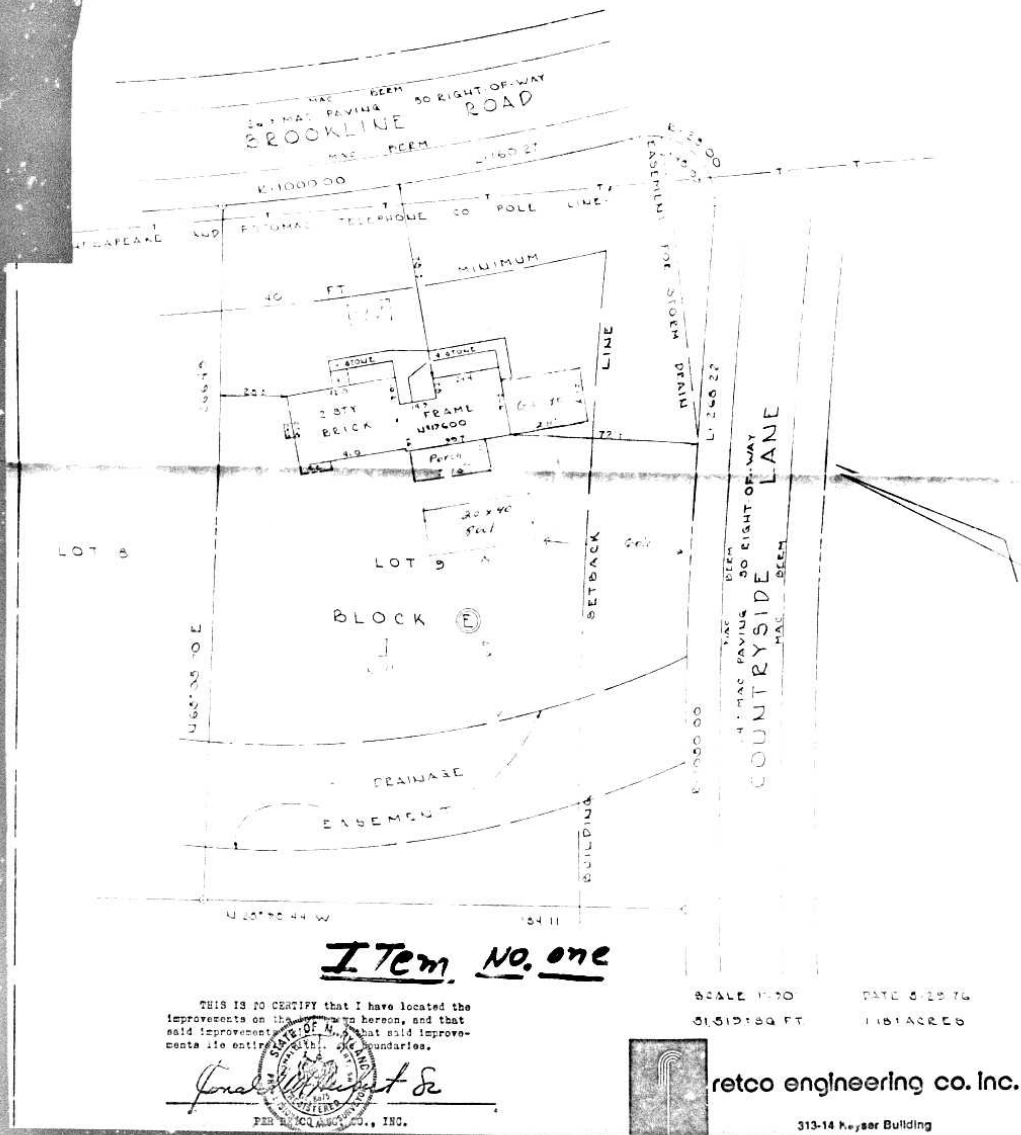


This view is from my house, looking across Countryside Lane. You will note that there nothing but wooded land. Even though further to the left there is a proposed home that will be built, this home is in front of my house and not in the back.

ITEM # 2



This view show the location of the swimming pool by the stakes in relationship to the back of my home. Please note that the addition of the porch, is in my opinion, tastefully done and in no way violates any covenant or County laws and certainly does not detract as my neighbor has suggested.

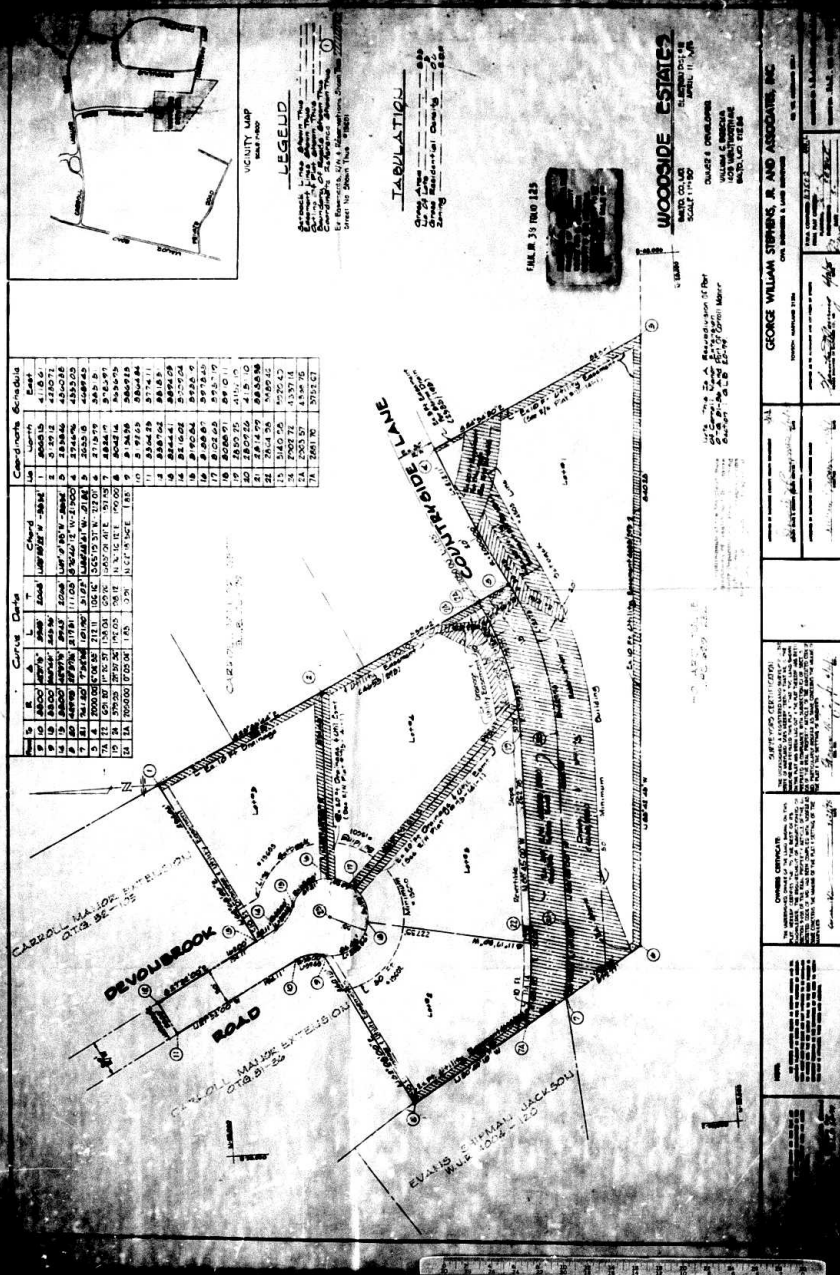


ALL ABOUT POOLS

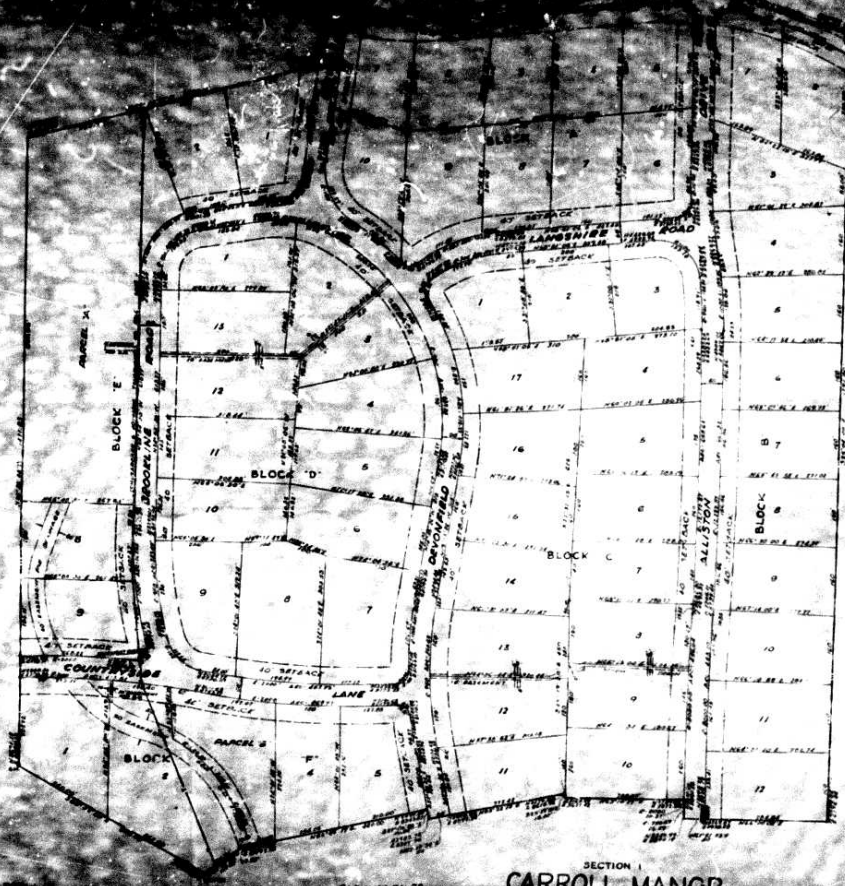


a guide to the selection of
Residential Swimming Pools
by Buster Crabbe

COVER ONLY



Protat R.B.



SECTION I
CARROLL MANOR
 A DEVELOPMENT OF
THE CARROLL MANOR CO.
 BALTIMORE, MARYLAND

THIS PHOTO TAKEN FROM THE
 RECORDS OF THE CIRCUIT
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