PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

BONER OF BALTIMORE COUNTY:

Raymond , Jane Blake legal owner of the property situate in Baltimore
County and which is described in the description and plat attached herete and made a part hereof.

reby polition for a Variance from Section. 400.1 to allow an accessory

structure (swimming pool) to be located outside the third of the yard furthurest removed from the side street (Countryside Lane)

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

Pool cannot be located closer to corner of iot because of the well pipes



XX

C. Hohne Cont 000 Harford Bd Legal Owner 12600 Broakline Od BALTIMORE MD. 21234 Radwa Tul 21010

, 197 β , that the subject matter of this petition be advertised, as of Baltimore County, in two newspapers of general circulation through

... 197 8 at 10:39e ct A. M

BARMORE COUNTY, MARY ND

INTER-OFFICE CORRESPONDENCE

S. Eric Di Nenna Zoning Commissio

Date October 31, 1978

SUBJECT Petition *104. Item *46 Petition for Variance for accessory structure Northwest corner of Brookline road and Countryside Lane Petitioner - Raymond Blake

IIth District

URDER RECEIVED FOR

HEARING: Monday, November 6, 1978 (10:30 A.M.)

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

LHG:JGH:w

RE: PETITION FOR VARIANCE NW corner of Brookline Rd, and Countryside Lane, 11th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

RAYMOND J. BLAKE, Petitioner : Case No. 79-104-A

ORDER TO ENTER APPEARANCE

ant 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.

Peter Max Zimmerman Deputy People's Counsel

Leter M Zim man John W. Thesis you John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 18 day of October, 1978, a copy of the foregoing Order was mailed to Raymond J. Bloke, 13600 Brookline Road, Baldwin, Maryland 21013,

John W. Hessian, III

George J. Martinak Deputy Zoning Commissioner

November 17, 1978

1

Mr. & Mrs. Raymond S. Blake, Jr. 13600 Brookline Read Baldwin, Maryland 21013

RE: Petition for Variance NW/corner of Brookline Road and Countryside Lane - 11th Election L-strict Raymond S. Blake, Jr. -Petitioner NO. 79-104-A (Item No. 46)

Dear Mr. & Mrs. Blake:

I have this date passed my Order in the above referenced matter, ordance with the attached.

Very Fully yours, 1 GEONTE I JANES TIRAK Deputy Zoning Commissioner

GJM:nr

cc: L. C. Holme Contractors, Inc. 9000 Harford Road Baltimore, Maryland 21234

Mr. Harry Young, Jr. 258A Countryside Lane Baltimore, Maryland 21013

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

BEGINNING at a point on the Northwest corner of Brookline Road and Countryside Lane, Block E, Lot 9 Section I Carroll Manor as Recorded in the Land Records of Baltimore County Book 20, Folio 79,

Also known as 13600 Brookline Road.

BALTIMORE COUNTY ADVISORY COMMITTEE Mr. & Mrs. Ray Baldwin Varyland 21013 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avo. Towson, Maryland 21204 Your Petition has been received and accepted for illing S. ERIC DI NENN

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

CO'NTY OFFICE PLDG. 111 M. Chesapean Ave. Torson, Maryland 21274

Barner of Ergineering Department of Traffic Engineering State Poads Cor Suresu of Fire Presention

Health Department Project Planning Busing Departme Board of Education Zonine Administra Industrial Dreelopment

October 13, 1978

Mr. & Mrs. Raymond Blake 17600 Brookline Road Baldwin, Maryland 21013

RE: Variance Petition Item No. 46 Petitioner - Blake

Dear Mr. & Mrs. Blake:

The Zoning Plans Advisory Committee has reviewed the plans in-bmitted with the above referenced petition and has made an on-site field aspection of the property. The following comments are not intended to indicate the appropriateness of the zonin, action requested, but to assure that all parties are made aware vi plans or problems with regard to the development plans that may have a problems with regard to the development plans that may have a report with the Zoning Commissioner vi unique may like a critten report with the Zoning Commissioner vi unique may like a souther than the zoning Commissioner vi unique and the zoning Commissioner via recommerciations as to the suitability of the requested zoning.

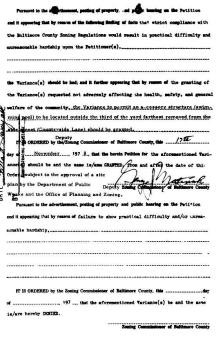
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 10 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours. Neibla Scenwooder NICHOLAS S. COMMOTARI Chairman Zosing Plans Advisory Committee

MBC:smr Enclosure

March S M T W

MAR 1 4 1979





Mr. S. Bric DiMenna Zoning Commissioner County Office Building Towson, Maryland 21204

Rm: Item #46 (1978-1979) Item 464 (1978-1979)
Property Orman: Reymond & Jane Blake
RN Oor, Brookline Rd, & Countryside Lane
Existing Zoning; R.C., 5
Proposed Zoning; R.C., 5
Proposed Zoning; Variance to pere't an accessory structure
to be located outside the reart third of the lot farthest
rescored from the nide street.
Acress: 1,12k Lastricit 11th

The following comments are furnished in regs to the plat submitted to this office review by the Zoning Advisory Committee in connection with the subject item.

Baltimore County highway and utility improvements are not directly involved and are as secured by Rublic North Agreement 8115000, executed in conjunction with the development of Carroll Namo-Section 1, of which this property comprises Lot 9, Block *g* of Carroll Namor, Section One, recorded G.L.M. 20, Pollo 79,

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

The Petitioner must provide necessary draining facilities (temporary or permanent) to prement creating any maissness or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due as 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).

ELL-MORTH N. DIVER, P.E. Chief, Bureau of Engineering



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, Zonina Advisory Committee Meeting, August 29, 1978, ore as follows:

Property C ser: Raymord and Jane Blade Lacrifion: NNVC Broadline Bood and Countrylide Lane Estiting Zoning: RC-5 Property Vertices to permit an accessory structure to be located outside the American Countrylide Lane (Lacrifice) and the late for their removed from the side street.

District: 11th.

This office has reviewed the subject petition and offers the following comments. These comments are not invanded to indicate the appropriateness of the zoning in question, but are to assure that oil 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.

John L. Wimbley K4



October 20, 1978

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

No traffic problems are anticipated by the requested variances to permit an accessory structure to be located outside the rear third of the lot.

Very truly yours

hammed have

Michael S. Flanigan Engineering Associate II

MSF/min

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RECEIVED F

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

September 26, 1978

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

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

Property Owner:
Location:
MVC Brookline Rd & Countryside Ln.
Proposed Zo-ing:
Proposed Zo-i

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,

them 11 xens Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD: IRP: 1174



END: EAM: PWR: 85

October 5, 1978

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

Attention: N. Commodari, Chairman Zoning Adivsory Committee

Re: Property Owner: Raymond & Jane Blake

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

Zoning Agorda Reesing of Ca/29/73

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. Pire hydrants for the referenced property are required and shall be located at intervals or feet clong an approved road in accordance with Baltimore County Standards as published by the Department of Public Vorks.
- () 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 Pire Department,
- () i. The site shall be made to comply with all applicable parts of the Fire Prevent.on Code prior to occupancy or beginning of operations. () 5. The buillings and structures existing or proposed on the site shall comply with all applicable requirements of the Mational Pirr Pro-tection Association Standard No. 101 "Mife Safety Code", 1970 Builtion prior to company.
- () 6. Site pluns are approved as drawn.
- (x) 7. The Pire Prevention Bureau has no comments, at this time.

REVIEWER A House Kill Jan H. Sporred: <u>ABS of The Magand</u>

Fine Prevention Bursen



Hr. 3. Eric DiMenna, Zoning Co Office of Planning and Zoning County Office Building Towson, Maryland 2120

Comments on Item # 16 Zoning Advisory Committee Meeting, August 29, 1978 are : "ollows:

The items checked below are applicable:

X.A. Structure shall conform to Baltimore County Building Code (8,0,C.A.)
1970 Edition and the '?' Supplement,
w. other applicable codes,

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

D. . Iding shall be upgraded to new use - requires alteration permit.

. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal MSN be required to file an application for a building permit.

. Wood frame wells are m: permitted within 3'0" of a property line. Contact Building Repartment 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

CERTET



September 22, 1978

Property Ower: Starrond & fame Blake
District Source Black Start Starrond S

C. Add'tional Permits shall be required.

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

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BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 28, 1978

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

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

Item No: 46

Propery Unest: Raymond (Jane Blake
Propery Content

Raymond (Jane Blake
Propert Content

Proposed Zoning: 50.

Arriance to persait an accessory structure to be
located outside the rear third of the lot fartherest
recoved from the side street.

District: 11th No. Acres: 1.126

Jear Mr. DiNenna

RE: Item No: 46

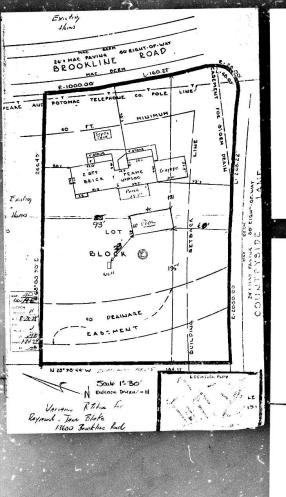
No bearing or student population.

Vory truly yours, Which France W. Nick Petrovich, Field Representative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT T. BAYARD WILLIAMS JR. NICE-PATRIDEN MARCUS W. DOTBARIS

MAR 1 4 1979





19..78.

Cost of Advertisemer ..

CERTIFICATE OF POSING DEPARTMENT OF BAL' MORE COUNTY

Date of Posting 10/22 Variance Raumand Blake Jani (13600 Brookle & Pd) & County and Location at Signer Corner of Breakling & Countryends

Scar Coleman Data of return: 10/1/2

No. of Signs /

October 19

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE Raymond Blake

was inserted in the following:

- ☐ Catonsville Times Dundalk Times Essex Times ☐ Suburban Times East
- ☐ Community Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one recessive weeks before the 20th day of October 1978, that is to say, the same was inserted in the issues of October 19. 1978

> STROMBERG PUBLICATIONS, INC. By Esthe Burgee

☐ Towson Times ☐ Arbutus Times ☐ Suburban Times West "etitioner's Attorney This is not to be interpreted as accuptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and Petition number added to Granted by ZC, BA, CC, CA Revised Plans: Change in outline or description___Yes Reviewed by: Previous ase: Name Map . NE 19E

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21104 Your Petition has been received * this 1978. Filing Fac \$ 2500

BALTIMORE COUNTY, MARYLAND No. 73451 AMOUNT \$ 25.00 ros Petition for Variance for Barnond & Jane Blake 31 2 az/ 1 14 25.00 MSK BALTIMORE COUNTY, MARYLAND No. 76119 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Movember 6, 1978 RAYMOND BAYMOND S. Blake, Jr.
PROS. Gost of Advertising & Posting for Case So. 79-104-A 870724W 6 50.43 MS



Raymond S. Blake, Jr. i3600 Brookline Road Baldwin, Maryland 21013

November 15, 1978

Hr. George J. Martinak, Duputy Zoning Commissione Baltimore County Towson, Maryland 21204

Dear Mr. Martinak:

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

This is a plot plan of my property at 13600 Lookline Road, Baldwin, Maryland. It specifically shows that the easement is better than 57 feet way; from my proposed submaing pool. 1 believe this 157 feet way; from my proposed submains pool. 1 believe this 158 feet way the submains of the surger and pool in no way affected Baltinore County regulations and I have been given a permit for these additions. Please also note that the furtherest third of my back yard, from Countryield Lane, would mean that the pool would be very close to the well and also to the utility lines what are already underground and run up to my how on the conser.

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 net jabor and the neighbor next in him. Both Mr. Charles Myers and r. Gary Smith have no opposition whiteweer to my scienting pools.

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

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

set back covenance of the Carroll Mnoor neighborhood. I would like to point out that idid not build the home and that no only does my home not meet of the control of the lost in relationship to the sasement in the back. Therefor singling my home out may being the ore in violation is not correct.

I spoke with the president o, the Carroll Manor Association and they are voicing 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 s.

Your favorable consideration to the petition would be greatly appreciated.

Very truly yours.

Raymond S. Blake, Jr.

KSB:seb

1 TEM 4 2



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

Additional Information
Petition for Variance
My/corner of Brookoine Rd. & Countryside Le.
11th District
Raymond Blake - Petitioner
Case No. 79-101-A



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 now 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 poo' 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 mothing in the back of the property that would cause a problem for a swimming pool.

ITEN 0 0

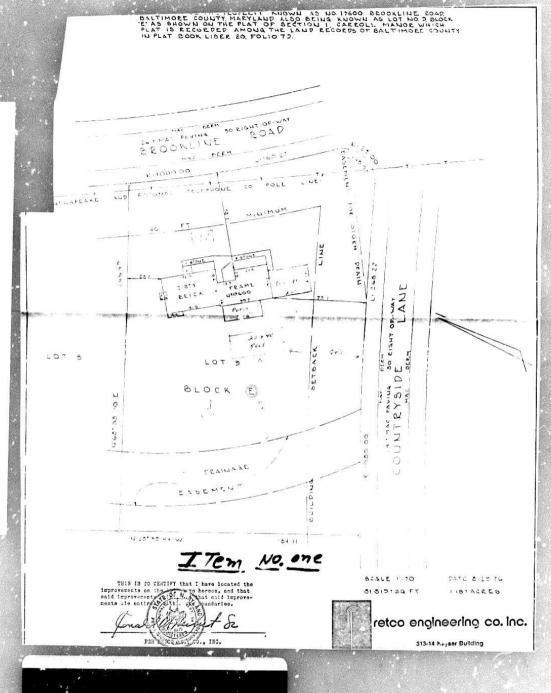


This view is from my house, locking across Countryside Lane. You will note that there nothing but wooded land. Even though jurther to the lift there is a proposed nome that will be built, this home is in front of my house and not in the back.

1TEM 0 7



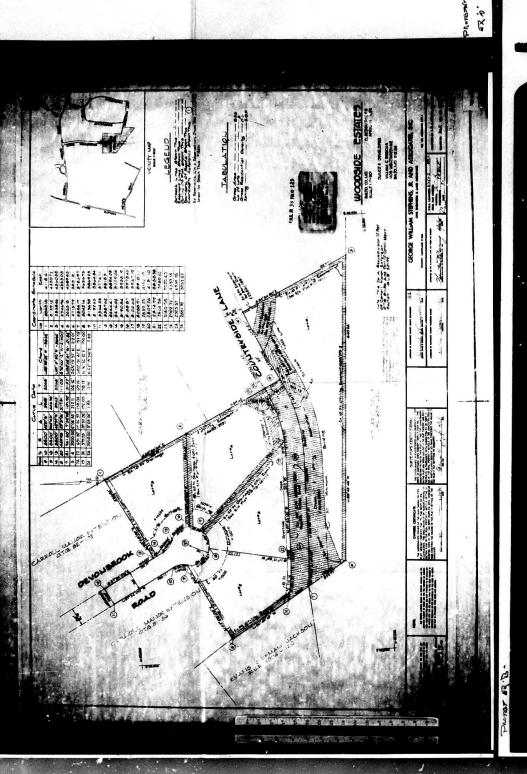
This view show the location of the suimming pool by the stakes in relationship to the back of my home. Please note that the addition of the porch, is in my opinion, tastefully done and in no way violates any covenance or County laws and certainly does not detract as my neighbor has suggested.





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

COVER ONLY



the many of the factor of animal curity.

The factor of animal curity of the factor of Free of Free streets of the So. 1, Short F. Flanten and S. P. Streets and S. P. Streets and S. Streets

MAR 1 4 1979

