

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Paul & Mary Frances Wright, 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 1802.3B (206.2 and 208.3) to permit a front

yard setback of 27' and a side street setback of 14', both in lieu of the required 30' and a distance from the center line of the side street of 39' in lieu of the required 55' and Section 400.1 to allow an accessory structure (pool) to be located outside of the third of the lot farthest removed from the street

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

- Addition: Family is too large for existing eat-in kitchen, 5 people room size 7x10'
 2. Enclosed patio in rear (built when 2 in family) preventing addition to rear
 3. Need of extra bedroom for third child, existing ones too crowded with two beds

Pool: Garage already occupying third of the lot farthest from the side street

For other reasons to be determined at the hearing

80-255-A
204

DATE OF FILING: 6/11/80
 BY: [Signature]
 TITLE: [Title]

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: Paul H. Wright
 Mary Frances Wright, Legal Owner
 Address: 33 Cedarmere Road, Owings Mills, Md. 21117

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of June, 1980, 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 17th day of June, 1980, at 9:30 o'clock A.M.

[Signature]
 Zoning Commissioner of Baltimore County

(over)

6/11/80
9:30 A.M.

ORDER RECEIVED FOR FILING

Baltimore County Department of Traffic Engineering
 TOWSON, MARYLAND 21204
 (301) 494-3650

STEPHEN E. COLLINS, DIRECTOR
 May 8, 1980

Mr. William Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Dear Mr. Hammond:
 The Department of Traffic Engineering has no comment on Items 204, 207, and 208 of the Zoning Advisory Committee Meeting of April 22, 1980.

Very truly yours,
 [Signature]
 Michael S. Flanagan
 Engineer Associate II

MSF/had

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**

**PETITION AND SITE PLAN
EVALUATION COMMENTS**

[Seal of Baltimore County]

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 6, 1980

Mr. & Mrs. Paul H. Wright
 33 Cedarmere Road
 Owings Mills, Maryland 21117

RE: Item No. 204
 Petitioners - Paul H. Wright, et ux
 Variance Petition

Dear Mr. & Mrs. Wright:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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 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.

Because of your proposal to construct an addition to the side of the existing dwelling and construct a pool in the rear yard outside of the third of the lot farthest removed from the side street, this Variance hearing is required. Particular attention should be afforded to the comments of the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
 [Signature]
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:hk
 Enclosures

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
 DIRECTOR

May 22, 1980

Mr. William E. Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

RE: Item #204 (1979-1980)
 Property Owner: Paul & Mary Frances Wright
 S/W cor. Cedarmere Road and Pinemere Road
 Existing Zoning: DR 3.5
 Proposed Zoning: Variance to permit a side setback of 14' and 39' to the centerline in lieu of the required 30' and 55' respectively, to permit a pool to be located outside the third of the lot farthest removed from the side street and to allow accessory structures to occupy more than 50% of such third.
 Acres: 0.233 District: 4th

Dear Mr. Hammond:

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.

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 #204 (1979-1980).

Very truly yours,
 [Signature]
 ELLSWORTH N. DIVER, P.E.
 Chief, Bureau of Engineering

END:EAM:FWR:ss
 T-NW Key Sheet
 51 NW 36 Pos. Sheet
 NW 13 I Topo
 58 Tax Map

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3211

JOHN D. SEYFFERT
 DIRECTOR

June 3, 1980

Mr. William Hammond, Zoning Commissioner
 Zoning Advisory Committee
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #204, Zoning Advisory Committee Meeting, April 22, 1980, are as follows:

Property Owner: Paul and Mary Frances Wright
 Location: SW/C Cedarmere Road and Pinemere Road
 Existing Zoning: D.R.3.5
 Proposed Zoning: Variance to permit a side setback of 14' and 39' to the centerline in lieu of the required 30' and 55' respectively, to permit a pool to be located outside the third of the lot farthest removed from the side street and to allow accessory structures to occupy more than 50% of such third.
 Acres: 0.233
 District: 4th

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,
 [Signature]
 John L. Wimbley
 Planner III
 Current Planning and Development

BALTIMORE COUNTY DEPARTMENT OF HEALTH
 TOWSON, MARYLAND 21204

DONALD J. HOOP, M.D., MPH
 DEPUTY STATE & COUNTY HEALTH OFFICER

May 14, 1980

Mr. William R. Hammond, Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #204, Zoning Advisory Committee Meeting of April 22, 1980, are as follows:

Property Owner: Paul & Mary Frances Wright
 Location: SW/C Cedarmere Road & Pinemere Road
 Existing Zoning: D.R. 3.5
 Proposed Zoning: Variance to permit a side setback of 14' and 39' to the centerline in lieu of the required 30' and 55' respectively, to permit a pool to be located outside the third of the lot farthest removed from the side street and to allow accessory structures to occupy more than 50% of such third.
 Acres: 0.233
 District: 4th

Metropolitan water and power exist; therefore, the proposed pool should not present any health hazards.

Very truly yours,
 [Signature]
 DONALD J. HOOP, Director
 BUREAU OF ENVIRONMENTAL SERVICES

DJF/EW

BALTIMORE COUNTY FIRE DEPARTMENT
 TOWSON, MARYLAND 21204
 823-7310

PAUL H. REINCKE
 CHIEF

Mr. William Hammond
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Attention: Nick Commodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: Paul & Mary Frances Wright
 Location: SW/C Cedarmere Road & Pinemere Road
 Item No: 204 Zoning Agenda: Meeting of April 22, 1980

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 _____ 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", 1976 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
 Planning Group Fire Prevention Bureau
 Special Inspection Division

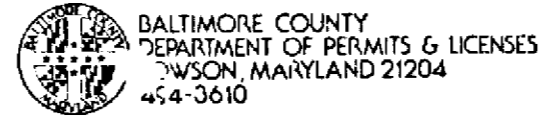
ORDER RECEIVED FOR FILING
 DATE August 19, 1980
 BY [Signature]

Pursuant to the advertisement, posting of property, and a public hearing on the Petition and it appearing that by reason of the following findings 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 appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of August, 1980, that the herein Petition for Variance(s) to permit front and rear yard setbacks of twenty-seven feet and fourteen feet, respectively, both in lieu of the required thirty feet, a distance from the centerline of the side street of thirty-nine feet in lieu of the required fifty-five feet, for the expressed purpose of constructing an addition to the existing dwelling to increase the habitable living space, and an accessory structure, swimming pool, to be located outside of the third of the lot farthest removed from the side street, all in accordance with the site plan filed herein, dated April 1, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- Continued maintenance of the existing fence.
- Approval of the above referred to site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
 Zoning Commissioner of Baltimore County



YED ZALESKIJR
 DIRECTOR
 April 23, 1980

Mr. William E. Hammond, Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #204 Zoning Advisory Committee Meeting, April 22, 1980 are as follows:

Property Owner: Paul & Mary Frances Wright
 Location: 3300 Cedarmer Road & Pinemere Road
 Existing Zoning: R-3
 Proposed Zoning: R-3
 Variance to permit a side setback of 14' and 39' to the centerline in lieu of the required 30' and 55' respectively, to permit a pool to be located outside the third of the lot farthest removed from the side street and to allow accessory structures to occupy more than 50% of such third.

District: 4th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Required, if pool is structural in design.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments: Pool and Fence enclosure to comply with Section 428.0 B.O.C.A. Code. 10'-0" minimum setbacks from street property line required.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #102 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
 Charles E. Burnham, Chief
 Plans Review

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
 SW corner of Cedarmer Rd. and Pinemere Rd., 4th District : OF BALTIMORE COUNTY
 PAUL H. WRIGHT, et ux, Petitioners : Case No. 80-255-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:
 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.

[Signature] John W. Hession, III
 People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2168

I HEREBY CERTIFY that on this 10th day of June, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Paul Wright, 33 Cedarmer Road, Owings Mills, Maryland 21117, Petitioners.

[Signature] John W. Hession, III
 John W. Hession, III

PETITION FOR VARIANCES
 4th District

ZONING: Petition for Variances
 LOCATION: Southwest corner of Cedarmer Road and Pinemere Road
 DATE & TIME: Tuesday, June 17, 1980 at 9:30 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a front yard setback of 27 feet and a side street setback of 14 feet, both in lieu of the required 30 feet and a distance from the centerline of the side street of 39 feet in lieu of the required 55 feet and an accessory structure (pool) to be located outside of the third of the lot farthest removed from the street

The Zoning Regulations to be excepted as follows:
 Section 1B02.3B (208.2 and 208.3) - front and side yard setbacks
 Section L00.1 - Accessory buildings in residence zones
 All that parcel of land in the Fourth District of Baltimore County

Being the property of Paul H. Wright, et ux, as shown on plat plan filed with the Zoning Department
 Hearing Date: Tuesday, June 17, 1980 at 9:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
 Zoning Commissioner
 John D. Seyffert, Director
 Office of Planning and Zoning
 Petition No. 80-255-A Item 204

Date: June 4, 1980

SURVEYOR'S DESCRIPTION

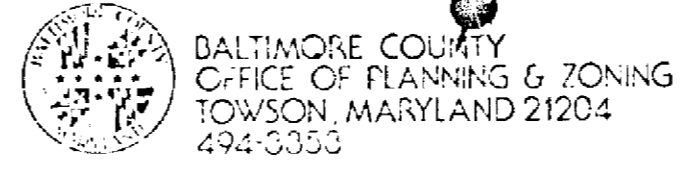
Being known as the southwest corner of Cedarmer and Pinemere Roads, as recorded in the Land Records of Balt. Co. in Plat Book 34 Folio 7, Lot 15, Block C, Cedarmer. Otherwise known as 33 Cedarmer, in the 4th Election District.

Petition for Variances
 Southwest corner of Cedarmer Road and Pinemere Road
 Petitioner - Paul H. Wright, et ux

Fourth District
 HEARING: Tuesday, June 17, 1980 (9:30 A.M.)
 There are no comprehensive planning factors requiring comment on this petition.

[Signature]
 John D. Seyffert, Director
 Office of Planning and Zoning

JDS:JGH:ab



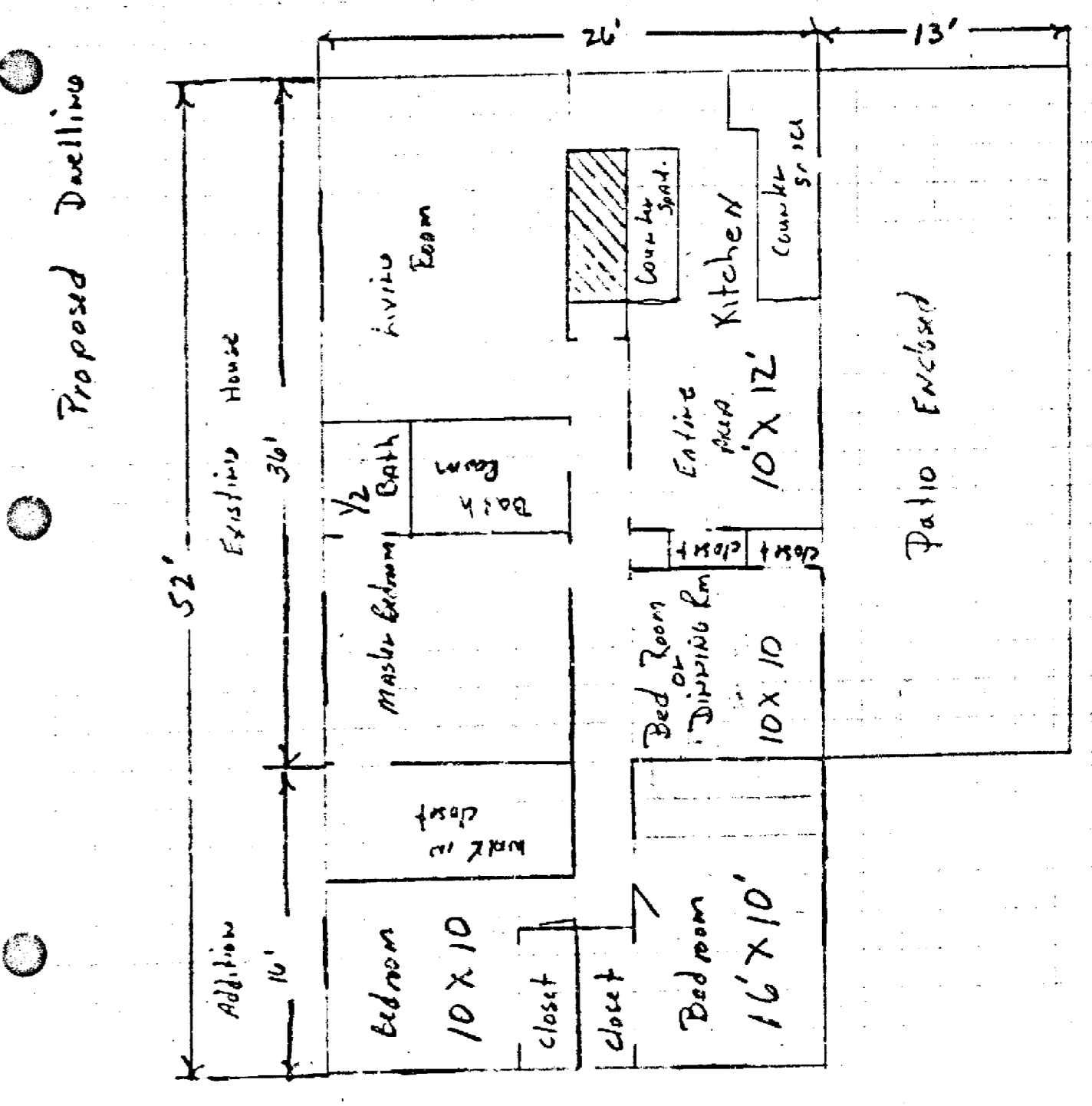
WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 August 18, 1980

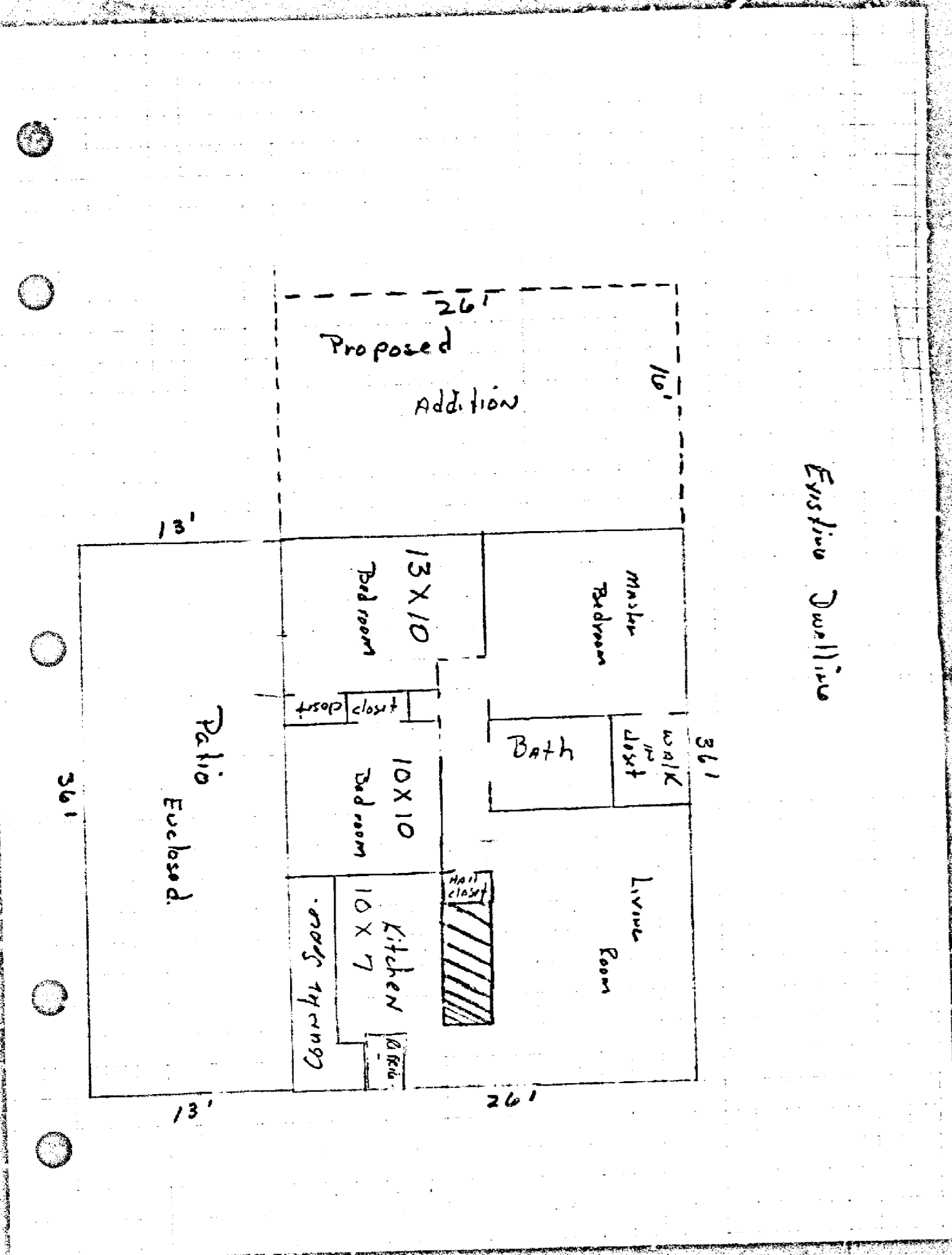
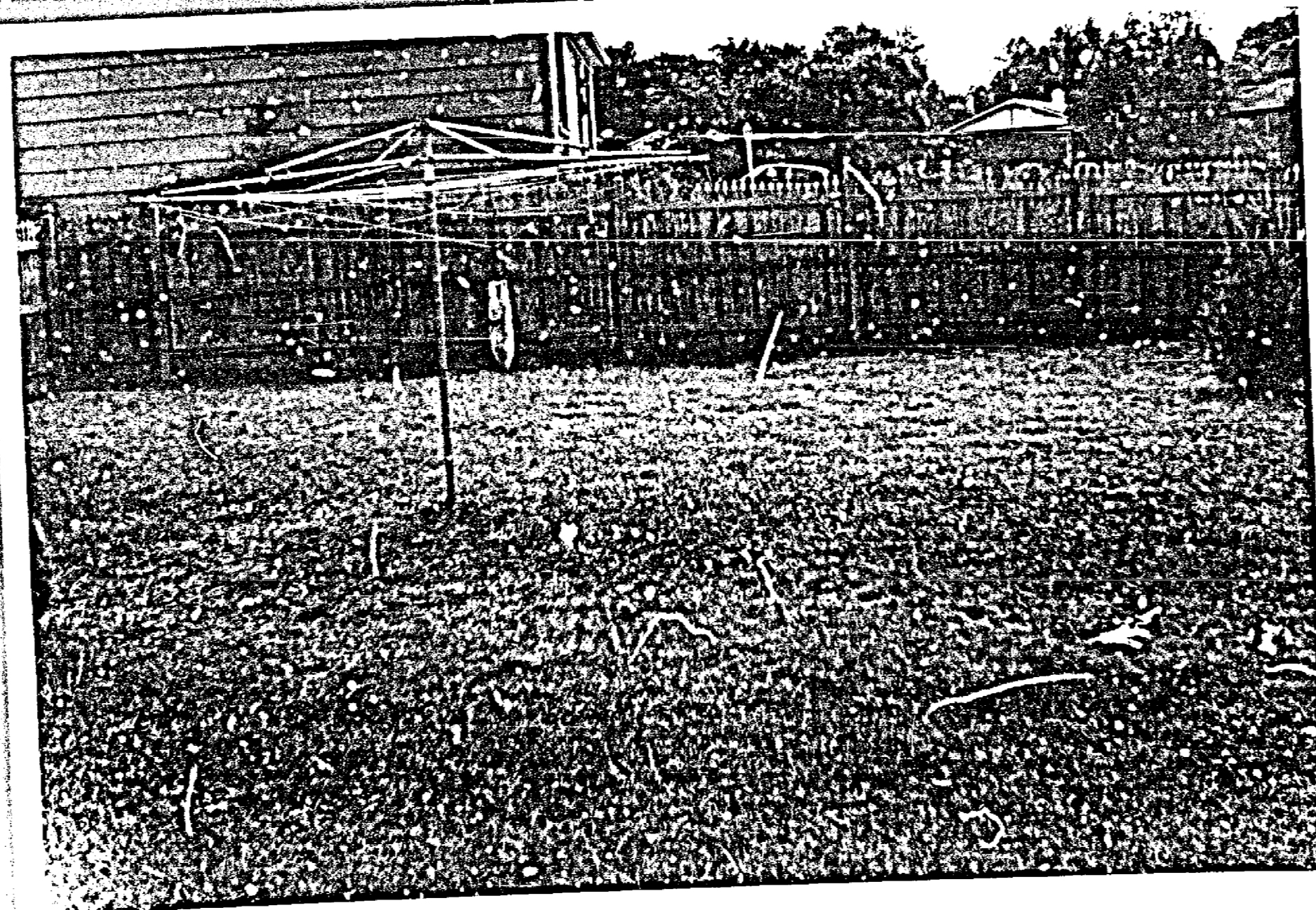
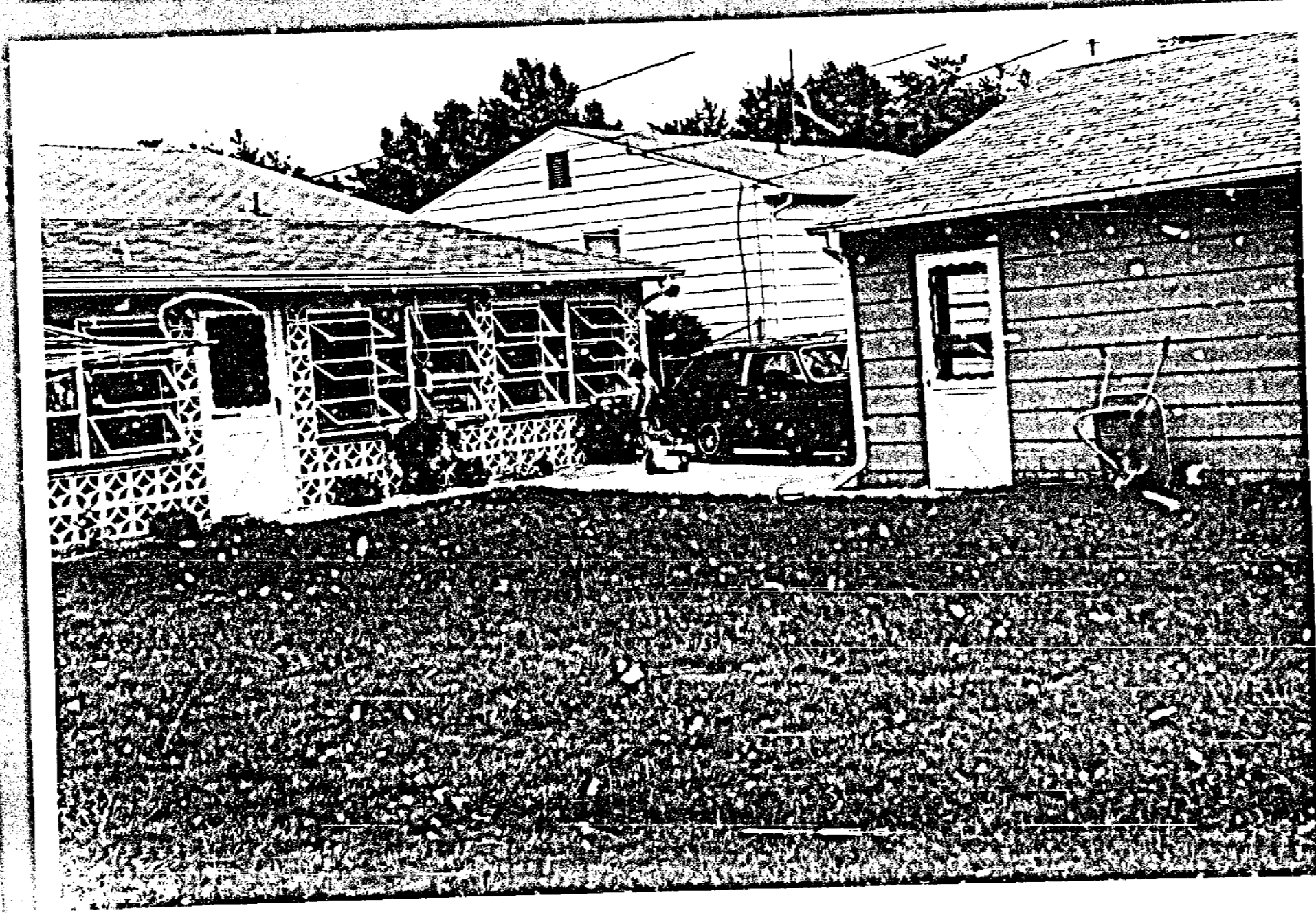
Mr. & Mrs. Paul H. Wright
 33 Cedarmer Road
 Owings Mills, Maryland 21117

RE: Petition for Variances
 SW corner of Cedarmer and Pinemere Roads - 4th Election District
 Paul H. Wright, et ux - Petitioners
 NO. 80-255-A (Item No. 204)

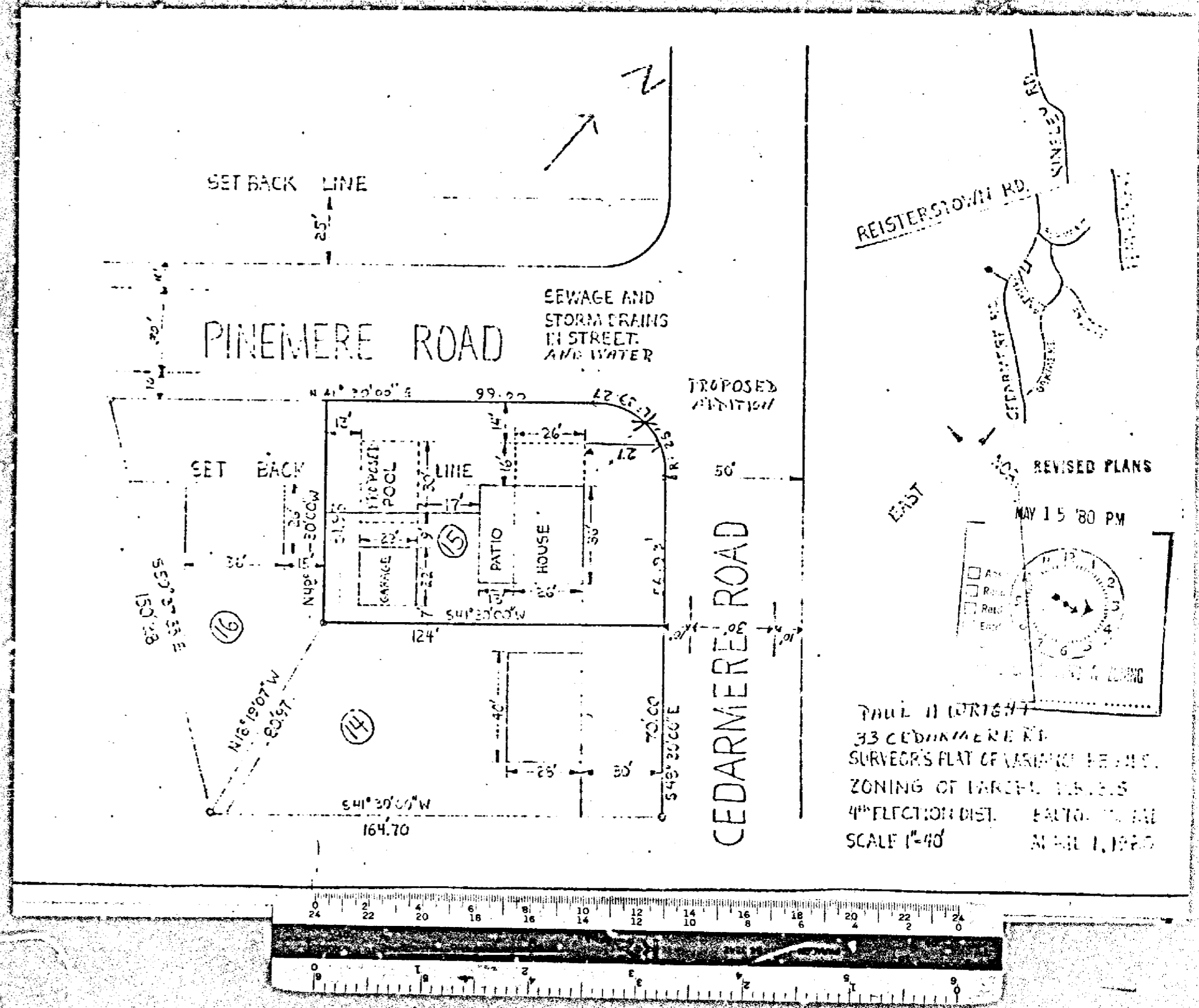
Mr. & Mrs. Wright:
 I have this date passed my Order in the above referenced matter in accordance with the attached.
 Very truly yours,
 [Signature]
 WILLIAM E. HAMMOND
 Zoning Commissioner

WEH:sl
 Attachments
 cc: John W. Hession, III, Esquire
 People's Counsel





Existing Dwelling



REVISED PLANS
MAY 15 '80 PM
THUR. H. WRIGHT
33 CEDARMEERS RD.
SURVEYOR'S PLAT OF LOTS 10, 11, 12, 13
ZONING OF WARD 11, DIST. 5
4" PLOTION DIST. EAST. 1/4 SEC. 11
SCALE 1"=40' MAR 1, 1979

Mr. & Mrs. Paul H. Wright
33 Cedarmeres Road
Owings Mills, Maryland 21117

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

Your Petition has been received and accepted for filing this 15th day of May, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Paul H. Wright, et ux
Petitioner's Attorney _____ Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

No. 098879

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: June 11, 1980 ACCOUNT: 01-662 AMOUNT: \$12.72

RECEIVED FROM: Mary Frances Wright FOR: Advertising and Printing for Case No. 50-255-A

180371011 4.270

VALIDATION OR SIGNATURE OF CARRIER

