

PETITION FOR ZONING VARIANCE 82-270-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 490.1 to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard.

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

1. Flood Plain, Drainage Reservation and High Water Table exist in rear of house, would result in exorbitant extra costs for pool construction.
2. Existing trees would have to be removed at extra cost to owner.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
Legal Owner(s): _____
Dr. Larry Becker
(Type or Print Name)
Signature _____
Mrs. Gail Becker
(Type or Print Name)
Signature _____
Attorney for Petitioner: _____
3621 Woodvalley Drive 486-0824
Address Phone No.
Baltimore, Maryland 21208
City and State
Please mail notices to:
Maryland Pools, Inc.
5617 Baltimore National Pike
Catonsville, Maryland 21228
City and State
Attorney's Telephone No. _____
5617 Baltimore National Pike 744-5757
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of April, 1982, 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 15th day of June, 1982, at 10:15 o'clock A.M.

(over)

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

May 20, 1982

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

RE: ZAC Comments for 4/26/82 Meeting

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for Item numbers 203 through 206 and Item 208 and 209.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM/GMJ/r1j

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 3, 1982

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS

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

Dr. & Mrs. Larry Becker
3621 Woodvalley Drive
Baltimore, Maryland 21208

RE: Item No. 208
Petitioner - Dr. Larry Becker, et ux
Variance Petition

Dear Dr. & Mrs. Becker:

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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Mr. Mort Spero

Maryland Pools, Inc.
5617 Baltimore National Pike
Baltimore, Md. 21228



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 19, 1982

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

Re: Item #208 (1981-1982)
Property Owner: Dr. Larry & Gail Becker
S/S Woodvalley Dr., 742.78' W. of centerline from
Burning Wood Rd.
Acres: 200.63/181.45 x 140.93/171.08
District: 3rd

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.

There is an 18-inch storm drain and 8-inch public sanitary sewerage within utility easements along the westerly outline of this Lot 11 (see Drawing 78-0318, File 1).

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 208 (1981-1982).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

O-NW Key Sheet 36 NW 20 Pos. Sheet
NW 9 E Topo 68 Tax Map

RE: PETITION FOR VARIANCE
S/S of Woodvalley Dr., 742.78'
W of Burning Wood Rd.,
3rd District
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

LARRY BECKER, et ux, Petitioners - Case No. 82-270-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of May, 1982, a copy of the foregoing Order was mailed to Dr. and Mrs. Larry Becker, 3621 Woodvalley Drive, Baltimore, Maryland 21208, Petitioners; and Mr. Mort Spero, Maryland Pools, Inc., 5617 Baltimore National Pike, Catonsville, Maryland 21228, who requested notification.

John W. Hession, III

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 21, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 20, 1982

RE: Item No: 202, 203, 204, 205, 206, 207, 208, 209

Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/CP

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

April 22, 1982

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

Dear Mr. Hammond:

Comments on Item # 208 Zoning Advisory Committee Meeting are as follows:

Property Owner: Dr. Larry & Gail Becker
Location: S/S Woodvalley Drive 742.78' W. of centerline from Burning Wood Rd.
District: 3rd
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard.

Acres: 200.63/181.45 X 140.93/171.08
District: 3rd

The items checked below are applicable:

- A. all structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 and other applicable Codes.
- B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.
- 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 opening permitted within 4'0" of lot line. A fire wall is required if construction is on the lot line. See Table 101, Line 2, Section 1107 and Table 1102.
- F. Requested variance conflicts with the Baltimore County Building Code. Section 4.
- 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 Professional Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- I. Comments: Separate permits shall be required for pool, fence, wall etc.

NOTE: These comments reflect only on the information provided by the drawings 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 #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB/r1j

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

RE: PETITION FOR VARIANCE :
S/S of Woodvalley Drive, 742.78' :
W of Burning Wood Road - 3rd : ZONING COMMISSIONER
Election District :
Larry Becker, et ux - Petitioners : OF
NO. 82-270-A (Item No. 208) : BALTIMORE COUNTY

The petitioners herein seek a variance to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard. The subject property is located at the end of Woodvalley Drive and is zoned D.R.2 (Density, Residential).

In the absence of the petitioners, Mort Spero of Maryland Pools, Inc., submitted a letter (Petitioners' Exhibit 1) from Dr. Larry Becker authorizing him to appear and testify as the contractor hired to construct the swimming pool should the variance be granted. He also introduced a site plan (Petitioners' Exhibit 2) which designates the property as Lot 11, Block D, on the Plat of Longmeadow West, Plat 3, recorded among the Land Records of Baltimore County in Liber W.J.R. No. 26, folio 8. He testified that the petitioners propose to construct the swimming pool within an area of the front yard surrounded by a 48-inch stone wall. In addition, neither of the side yards contained sufficient area within which to construct the swimming pool, and the rear yard, containing numerous trees which the petitioners wished to preserve, was subject to being damp because it borders on a drainage reservation and has a high water table. Although he acknowledged that these problems possibly could be overcome, the cost of the pool construction in the rear yard would be exorbitant. He testified that the owner of the adjoining property, Lot 10, has a swimming pool in his front yard.

Morris Silberman, in opposition to the request, testified that he was concerned that if the variance were granted a precedent would be set and would create a hazard. He referred to a Circuit Court of Baltimore County case wherein a variance to construct a tennis court in a side yard was denied. A

ORDER RECEIVED FOR FILING

DATE September 8, 1982

BY John P. Langan

ADMINISTRATIVE ASSISTANT

Assuming arguendo Judge Raine's Order to be applicable in this matter, the result that would follow, in view of Section 1B01.1.A.14, is that an accessory structure, other than one meeting the definition of a building, or an accessory use would be allowed any place on a lot and would not be limited by Section 400.1, i.e., in the rear yard and not occupying more than 40% thereof. This result would not seem to have been the legislative intent of the County Council in view of Section B400 (enacted within Bill No. 18, 1976), wherein it is stated:

"The provisions of this article apply only to principal uses except as otherwise specified (as in Item 405.4.C.12, or unless the provision implicitly relates to accessory usage (as in Section 405A))." (emphasis added)

Therefore, there is recognition given to "accessory uses" by this language and so it would appear that Section 400.1 include accessory uses in addition to accessory buildings by intent, if not by verbage. This being true, it follows that the spirit and intent of the regulations would not be violated by the granting of a variance to locate a structure not within the purview of the definition of building other than in the rear yard in compliance with Section 400.1, particularly in view of the testimony offered in support of the practical difficulty and unreasonable hardship. Additionally, the granting of the variance will not adversely affect the health, safety, and general welfare of the community. As such, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of September, 1982, that the Petition for Variance to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioners' Exhibit 2, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restriction:

1. The area around the swimming pool shall be landscaped with at least four-foot-high compact screening to negate its visibility from the public road.
2. Any lighting of the swimming pool area shall be below the required screening.

ORDER RECEIVED FOR FILING

DATE September 8, 1982

BY John P. Langan

ADMINISTRATIVE ASSISTANT

3. Compliance with the comments submitted by the Department of Permits and Licenses, dated April 22, 1982.
4. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County

review of the file contained in the Zoning Office, Case No. 73-237-A, disclosed that Chief Judge John E. Raine, Jr., denied the variance on April 1, 1975 on the basis that there was a lack of power to grant a variance classified as a "use variance" in the Petition for Variance of Morton H. Poland, et ux, Misc. 5432. His Memorandum Opinion stated:

"...Section 400.1 does not control accessory uses that do not involve buildings. A tennis court and pool is not a building and, despite similar interpretations to the contrary, this court is prepared to so rule when a case is presented that requires such a decision... Consequently the failure of Section 400.1 to control accessory uses as distinguished from accessory buildings is of no help to the Polands, for their property is subject to the zoning regulations of September 1, 1948. The Poland's property was then zoned 'A, Residential', and those regulations permitted accessory uses only when located in the rear yard... The cases make it clear that there is a distinction between a 'use variance' and an 'area variance'. Section 307 of the Zoning Regulations provides for Variances from area and height regulations, and specifically denies the power to grant any other type of Variance..."

In The Law of Zoning and Planning, Chapter 38, Section 38.01, Rathkopf states:

"...As the name indicates, a use variance is one which permits a use other than one of those prescribed by the zoning ordinance in the particular district; it permits a use which the ordinance prohibits. A nonuse variance authorizes deviations from restrictions which relate to a permitted use..."

The instant case clearly presents the question of the extent, if any, the Poland decision is applicable here. Section 400.1 of the Baltimore County Zoning Regulations reads, in part, as follows:

"Accessory buildings in residence zones, other than farm buildings (Section 404) shall be located only in the rear yard and shall occupy not more than 40% thereof..."

Section 101 defines:

"Accessory Building: One which is subordinate and customarily incidental to and on the same lot with a main building..."

"Accessory use or structure: A use or structure which— (a) is customarily incident and subordinate to and serves a principal use or structure; (b) is subordinate in area, extent, or purpose to the principal use or structure; (c)

ORDER RECEIVED FOR FILING

DATE September 8, 1982

BY John P. Langan

ADMINISTRATIVE ASSISTANT

September 8, 1982

Dr. & Mrs. Larry Becker
3621 Woodvalley Drive
Baltimore, Maryland 21208

RE: Petition for Variance
S/S of Woodvalley Drive, 742.78' W
of Burning Wood Road - 3rd Election
District
Larry Becker, et ux - Petitioners
NO. 82-270-A (Item No. 208)

Dear Dr. & Mrs. Becker:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/esl

Attachments

cc: Mr. Mort Spero,
Maryland Pools, Inc.
5617 Baltimore National Pike
Baltimore, Maryland 21228

Mr. Morris Silberman
3601 Anton Farm Road
Baltimore, Maryland 21208

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

is located on the same lot as the principal use or structure served; and (d) contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal use or structure served. An accessory building, as defined above, shall be considered an accessory structure..." (emphasis added)

"Building: A structure enclosed within exterior walls or firewalls for the shelter, support, or enclosure of persons, animals, or property of any kind."

It is quite evident that a swimming pool, although not a building, should be classified as a structure in spite of the fact that it is below grade. It would follow then that Section 400.1 only applies to structures that are buildings (accessory) by definition and not to structures that are not.

Section 1B01.1.A.14, regarding D.R. Zones, permits:

"Accessory uses or buildings other than those permitted only by special exception, including, but not limited to..."

Unlike the R.C. Zones wherein swimming pool and tennis court are permitted as accessory uses, this section does not specifically list swimming pool or tennis court in the list of accessory uses or buildings. Section 1B01.1.C.6 permits a swimming pool as a special exception in a D.R. Zone, but contemplates the pool as being a principal use, not an accessory use to a dwelling. Therefore, it appears clear that the legislative intent was to provide for accessory structures as uses to the extent that Section 400.1 establishes the distinction by relating only to buildings, although past application has been to both buildings and structures not in conformity with the definition of building.

Section 307, regarding variances, reads as follows:

"The Zoning Commissioner... shall have... the power to grant variances from height and area regulations, from offstreet parking regulations and from sign regulations... where strict compliance... would result in practical difficulty or unreasonable hardship... Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, offstreet parking, or sign regulations, and only in such manner as to grant relief without substantial injury to public health, safety, and general welfare. They shall have no power to grant any other variances..."

It is this section which Judge Raine referred to in the Poland case when concluding that neither the Board of Appeals nor the Zoning Commissioner could grant a "use variance".

ORDER RECEIVED FOR FILING

DATE September 8, 1982

BY John P. Langan

ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-270-A
Larry Becker, et ux

Date: June 9, 1982

There are no comprehensive planning factors required on this petition.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:sc

cc: Arlene January
Shirley Hess

ORDER RECEIVED FOR FILING

DATE September 8, 1982

BY John P. Langan

ADMINISTRATIVE ASSISTANT

May 18, 1982

Dr. & Mrs. Larry Becker
3621 Woodvalley Drive
Baltimore, Maryland 21208

NOTICE OF HEARING

Re: Petition for Variance
S/S Woodvalley Dr., 742.78' W of Burning Wood Rd.
Larry Becker, et ux - Petitioners
Case #82-270-A

TIME: 10:15 A.M.

DATE: Tuesday, June 15, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Maryland Pools, Inc.
c/o Mort Spero
5617 Baltimore National Pike
Catonsville, Maryland 21228

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 9, 1982

Maryland Pools, Inc.
c/o Mort Spero
5617 Baltimore National Pike
Baltimore, Maryland 21208

Re: Petition for Variance
S/S Woodvalley Dr., 742.78' W of
Burning Wood Rd.
Larry Becker, et ux - Petitioner
Case #82-270-A Item #208

Dear Sir:

This is to advise you that \$48.05 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

[Signature]
W. E. HAMMOND
Commissioner

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

No. 107677

DATE 6/15/82 ACCOUNT 01-662
AMOUNT \$48.05

RECEIVED Mort Spero
FROM Advertising & Posting Case #82-270-A
FOR

6 024*****689510 5153A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 27, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 15th day of June, 1982, the 19th publication appearing on the 27th day of May 1982.

THE JEFFERSONIAN,
[Signature]
Manager.

Cost of Advertisement, \$

PETITION FOR VARIANCE
3rd Election District
LOCATION: South Side of Woodvalley Drive, 742.78 feet West of Burning Wood Road
DATE & TIME: Tuesday, June 15, 1982 at 10:15 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 Variance to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard.
The Zoning Regulation to be excepted as follows:
Section 400.1 - location of accessory structure.
All that parcel of land in the Third District of Baltimore County, being known as Lot #11, Block "D" on the Plat of "Longmeadow West" - Plat #3, as found in W. J. R. Book 26, Folio 8. Property is in the 3rd election district of Baltimore County. Property is on the south side of Woodvalley Drive, located 742.78' west of the intersection of Burning Wood Road and Woodvalley Drive. A.K.A. 3621 Woodvalley Drive.
Being the property of Larry Becker, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, June 15, 1982 at 10:15 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
May 27.

Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
S/S Woodvalley Dr., 742.78' W of
Burning Wood Road
Case #82-270-A

To Whom It May Concern:

Please be advised that Mort Spero of Maryland Pools, Inc. is my personal representative and authorized to act on my behalf during the variance proceedings.

Maryland Pools will be the contractor for our swimming pool. Unfortunately my schedule does not permit me to be at the hearing.

Thank you.

Very truly yours,
[Signature]
Larry Becker, M.V.

PETITIONER'S
EXHIBIT 1

Office of The

THIS IS TO CERTIFY
was published for...
day of May...
newspaper published in W.

RECEIVED
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
JUN 15 1982
RECEIVED
BALTIMORE COUNTY
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 107677
DATE 6/15/82 ACCOUNT 01-662
AMOUNT \$48.05
RECEIVED Mort Spero
FROM Advertising & Posting Case #82-270-A
FOR

PETITION FOR VARIANCE

3rd Election District

ZONING: Petition for Variance

LOCATION: South Side of Woodvalley Drive, 742.78 feet West of Burning Wood Road

DATE & TIME: Tuesday, June 15, 1982 at 10:15 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 Variance to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard

The Zoning Regulation to be excepted as follows:
Section 400.1 - location of accessory structure

All that parcel of land in the Third District of Baltimore County

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

Being the property of Larry Becker, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 15, 1982 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 3rd
Posted for: Variance
Petitioner: Larry Becker et ux
Location of property: S/S Woodvalley Dr. 742.78' W of Burning Wood Road
Location of Signs: Corner of 3621 Woodvalley Drive
Remarks:
Posted by: A. J. Anath
Date of return: Jan 4, 1982
Number of Signs: 1

Dr. & Mrs. Larry Becker
3621 Woodvalley Drive
Baltimore, Md. 21208

Dr. Mort Spero
Maryland Pools, Inc.
5617 Baltimore National Pike
Baltimore, Md. 21208

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 June, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Larry Becker, et ux
Petitioner's Attorney:

Reviewed by: Nicholas B. Comodori
Chairman, Zoning Plans
Advisory Committee

Legal Description:

Being known as Lot #11, Block "D" on the Plat of "Longmeadow West" - Plat #3, as found in W. J. R. Book 26, Folio 8. Property is in the 3rd election district of Baltimore County. Property is on the south side of Woodvalley Drive, located 742.78' west of the intersection of Burning Wood Road and Woodvalley Drive. A.K.A. 3621 Woodvalley Drive.

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										
Petition number added to outline										
Denied										

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

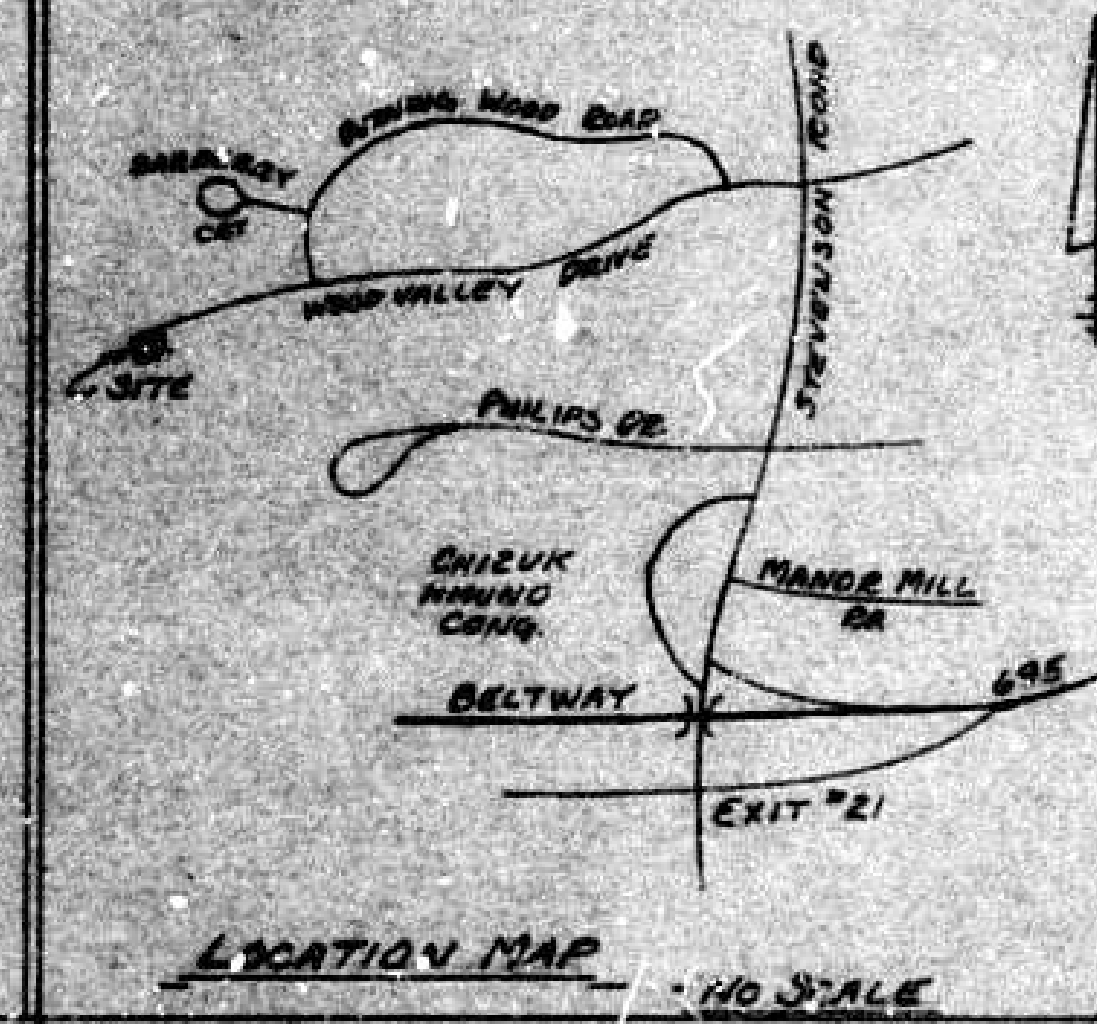
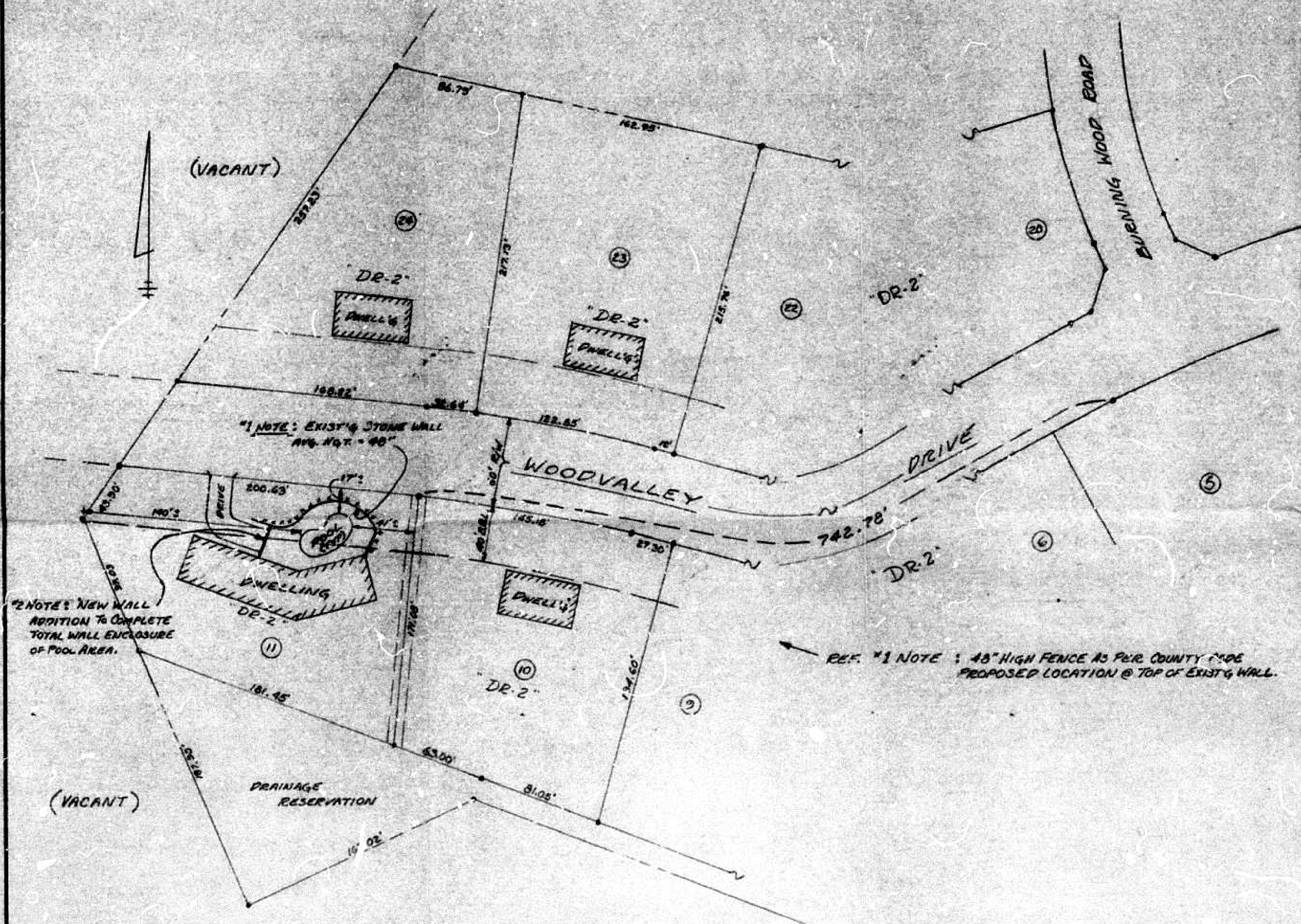
No. 106889

DATE 4-8-82 ACCOUNT 01-662
AMOUNT 25.00

RECEIVED
FROM: Mort Spero
FOR: Larry & Carl Becker
3621 WOODVALLEY DR
2500.00
VALIDATION OR SIGNATURE OF CASHIER

Plans:
a routine or description Yes
No

VARIANCE PLAT FOR ACCESSORY STRUCTURE
- SWIMMING POOL -



DIRECTIONS:
BELTWAY 695 TO EXIT 21 - NORTH ON STEVENSON RD TO WOODVALLEY DRIVE - LEFT TO END - SITE ON LEFT.

REF. #1 NOTE: 48" HIGH FENCE AS PER COUNTY CODE PROPOSED LOCATION @ TOP OF EXIST'G WALL.

Item # 20

SITE: LOT #11 - BLOCK "D" - PLAT 3
"LONGMEADOW WEST"
BALTIMORE COUNTY

SCALE 1" = 50'
ZONED "DR-2"
ELECTION DISTRICT #3
"LONGMEADOW WEST", PLAT #3
W.J.R. BOOK 26, FOLIO 8
BALTIMORE COUNTY, MD.

**PETITIONER'S
EXHIBIT 2**

TOLERANCES		REVISIONS			VARIANCE PLAT FOR ACCESSORY STRUCTURE - SWIMMING POOL -	
READY AS SHOWN		NO.	DATE	BY	MR & MRS. LARRY BECKER	
DECIMAL	1				3621 WOODVALLEY DR., BALTIMORE, MD. 21209	
FRACTIONAL	2				DRAWN BY	SCALE
ANGULAR	3				K. EABLE	1" = 50'
	4				DATE	DRAWING NO.
	5				4-06-82	
	6				TRACED	APP'D