

PETITION FOR ZONING VARIANCE 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 400.1.1 to permit an accessory structure (swimming pool) to be located in the side 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.) Property is irregular pie-shaped making normal rectilinear relationships difficult.
- 2.) Property is bi-sected by nine foot easement for water service to neighbors, creating a hardship in the practical use of the rear yard.

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:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.
Address
City and State

Legal Owner(s):
Donald D. Smith
(Type or Print Name)
Signature
Joyce A. Smith
(Type or Print Name)
Signature
4112 Pine Hill Road
Address
Baltimore, Md. 21236
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
4112 Pine Hill Road
Address
Baltimore, Md. 21236
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
4112 Pine Hill Road
Address
Baltimore, Md. 21236
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 27th 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 22nd day of June, 1982, at 9:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S Pine Hill Ave., 175.9'
NW of Belair Rd., 11th District : OF BALTIMORE COUNTY
DONALD D. SMITH, et ux, : Case No. 82-277-A
Petitioners

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.

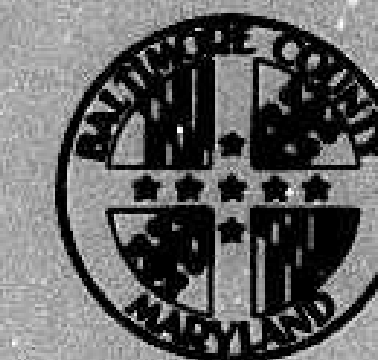
[Signature]
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 1st day of June, 1982, a copy of the foregoing

Order was mailed to Mr. and Mrs. Donald D. Smith, 4112 Pine Hill Road, Baltimore, Maryland 21236, Petitioners.

[Signature]
John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 10, 1982

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

Chairman
Nicholas B. Commodari

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

Mr. & Mrs. Donald D. Smith
4112 Pine Hill Road
Baltimore, Md. 21236

RE: Item No. 211
Petitioner - Donald D. Smith, et ux
Variance Petition

Dear Mr. & Mrs. Smith:

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,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

Enclosures
cc: Lapike/Smith Associates
617 Park Avenue
Baltimore, Md. 21201

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 19, 1982

M-W Key Sheet
40 NE 27 Pos. Sheet
NE 10 G Topo
72 Tax Map

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

Re: Item #211 (1981-1982)
Property Owner: Donald D. & Joyce A. Smith
N/S Pine Hill Road 175.90' W. of Belair Rd.
Acres: 0.79 District: 11th

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.

Highways:

Pine Hill Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Sediment Control:

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.

Storm Drains:

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.

Water and Sanitary Sewer:

There is a public 24-inch water main and 8-inch public sanitary sewerage in Pine Hill Road.

Additional fire hydrant protection is required in the vicinity.

Very truly yours,

[Signature]
ROBERT A. MORDON, P.E., Chief
Bureau of Public Services

RAJ: EAM: FWR: ss
cc: Jack Wimbley, William M. Michel

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

STEPHEN E. COLLINS
DIRECTOR

June 4, 1982

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

RE: ZAC Meeting of 4/27/82

Dear Mr. Hammond:

This office has no comments for items 210 through 216.

Sincerely,

[Signature]
C. Richard Moore
Assistant Traffic Engineer

CRW/GM/r1j

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning

Date: June 16, 1982

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #208 - Dr. Larry & Gail Becker
- Item #211 - Donald D. & Joyce A. Smith
- Item #214 - Ridgely Condominium Assoc., Inc.
- Item #225 - James Brudzinski, et al
- Item #230 - Louis & Gertrude Kiefer
- Item #231 - Randallstown Associates
- Item #233 - Millard A. & Leslie R. Riemann, Jr.
- Item #234 - 21st Century Properties
- Item #239 - Norman Isaac & Victoria DeChantal Sines, Jr.
- Item #241 - Thomas J. Jerbi
- Item #243 - Chesapeake Limited Partnership
- Item #246 - Joseph & Elizabeth Rector
- Item #247 - Michael J. Rife
- Item #248 - Ray E. & Susan Waits, Jr.
- Item #254 - William F. Gebhardt, et al
- Item #255 - Dorothy A. Tallaghen, et al
- Item #256 - Burning Wood Realty, Inc.

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

June 14, 1982

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: Donald D. and Joyce A. Smith

Location: N/S Pine Hill Avenue 175.90' W. of Belair Road

Item No.: 211

Zoning Agenda: Meeting of April 27, 1982

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 or _____ 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 operation.

() 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.

(X) 7. The Fire Prevention Bureau has no comment at this time.

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

JWmb/cm

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 result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of July, 1982, that the herein Petition for Variance(s) to permit an accessory structure (swimming pool) to be located partly in the side yard in lieu of the required rear yard, in accordance with the site plan prepared by Lapicki/Smith Associates, revised April 10, 1982, and marked Petitioners' Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. William Hammond, Zoning Commissioner
Charles E. Burnham, Plans Review
FROM: Permits & Licenses
SUBJECT: Zoning Advisory Meeting of April 27, 1982

Item #210	Standard comments.
Item #211	Standard comments.
Item #212	See comments.
Item #213	Standard comments.
Item #214	See comments.
Item #215	Standard comments.
Item #216	Standard comments.
Item #217	Standard comments.

CEB:es

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 27, 1982

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

Z.A.C. Meeting of: April 27, 1982

RE: Item No: 210, 211, 212, 213, 214, 215, 216, 217
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,

[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR VARIANCE

11th Election District

ZONING: Petition for Variance
LOCATION: North side of Pine Hill Avenue, 175.9 ft. Northwest of Belair Road
DATE & TIME: Tuesday, June 22, 1982 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 Variance to permit an accessory structure (swimming pool) to be located in the side 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 Eleventh District of Baltimore County

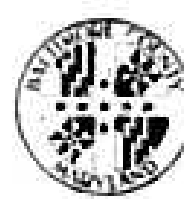
Being the property of Donald D. Smith, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 22, 1982 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

VARIANCE DESCRIPTION

Beginning on the North side of Pine Hill Avenue North 79 degrees 04 minutes West 175.90 feet from the West side of Belair Road, thence running North 42 degrees 25 minutes East 265.78 feet, thence running North 75 degrees 39 minutes 11 seconds West 75.78 feet, thence North 63 degrees 06 minutes 11 seconds West 151.52 feet to the East edge of a 30 foot right of way; thence running and binding on said right of way South 02 degrees 52 minutes West 101.0 feet and South 10 degrees 56 minutes West 172.08 feet to the North side of Pine Hill Avenue; thence running South 79 degrees 04 minutes East 68.42 feet to the beginning. Containing 0.79 of an acre, more or less, all as per survey by Robert C. Morris, Registered Surveyor, on or about June 1, 1968. The improvements thereon being known as No. 4112 Pine Hill Avenue.



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 1, 1982

Mr. & Mrs. Donald D. Smith
4112 Pine Hill Road
Baltimore, Maryland 21236

RE: Petition for Variance
N/S of Pine Hill Avenue, 175.9' NW
of Belair Road - 11th Election District
Donald D. Smith, et ux - Petitioners
NO. 82-277-A (Item No. 211)

Dear Mr. & Mrs. Smith:

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/srl

Attachments

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



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

NORMAN E. GERBER
DIRECTOR

June 11, 1982

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

Dear Mr. Hammond:

Comments on Item #211, Zoning Advisory Committee Meeting, April 27, 1982, are as follows:

Property Owner: Donald D and Joyce A. Smith
Location: N/S Pine Hill Avenue 175.90' W. of Belair Road
Acres: 0.79
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 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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

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

JLW:rh

May 25, 1982

Mr. & Mrs. Donald D. Smith
4112 Pine Hill Road
Baltimore, Maryland 21236

NOTICE OF HEARING

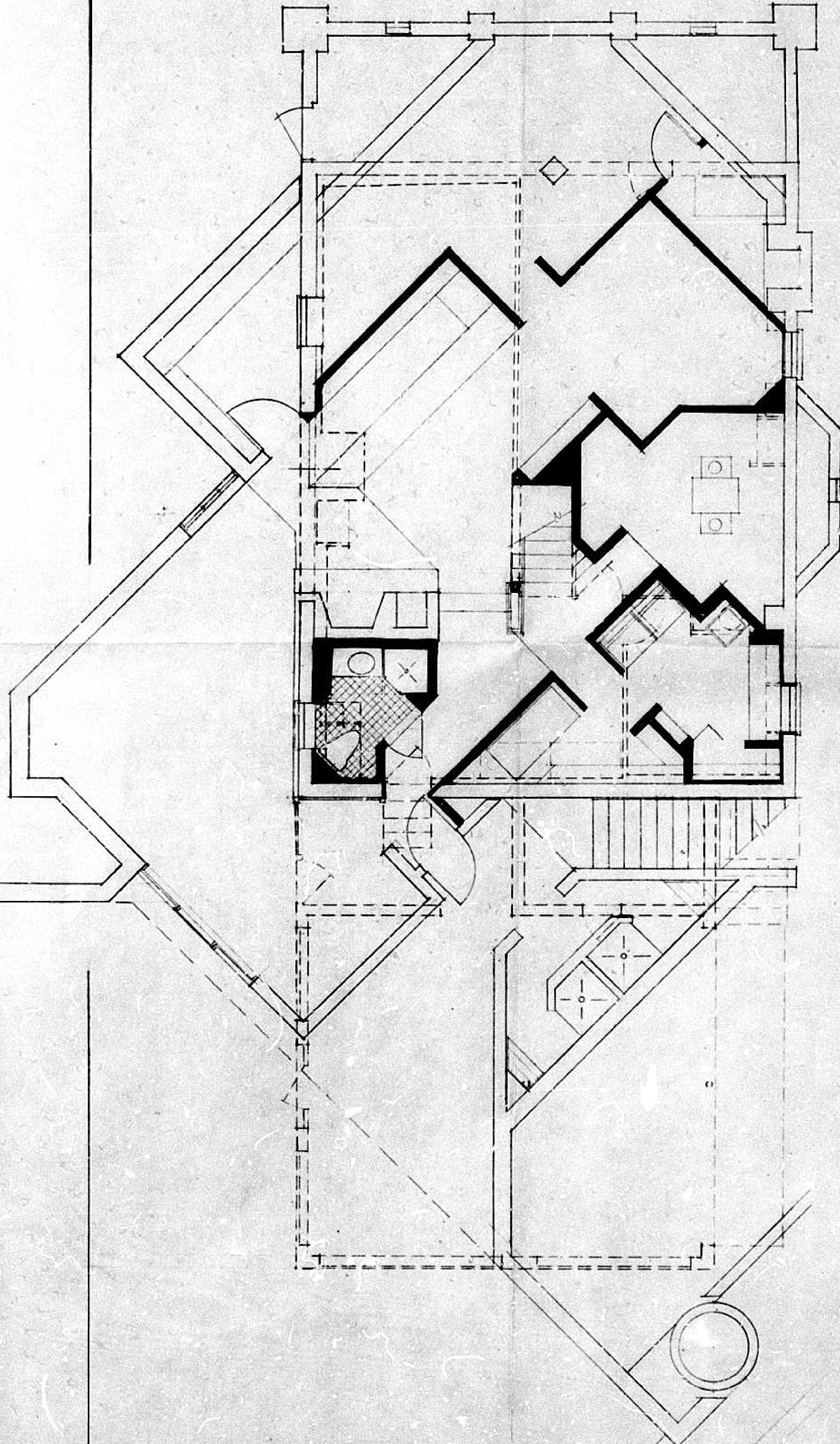
Re: Petition for Variance
N/S Pine Hill Ave., 175.9' NW of Belair Road
Donald D. Smith, et ux - Petitioners
Case #82-277-A

TIME: 9:30 A.M.

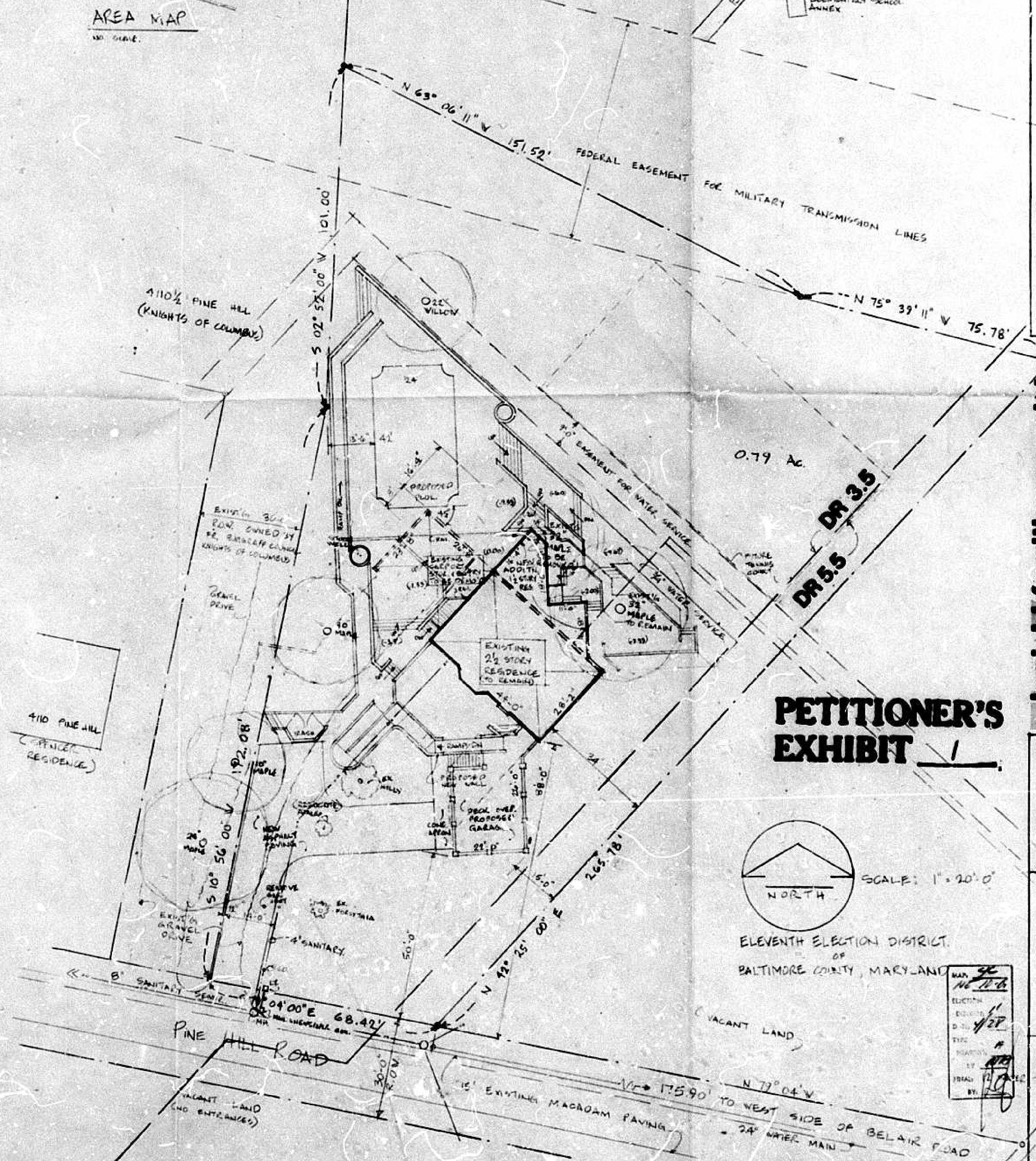
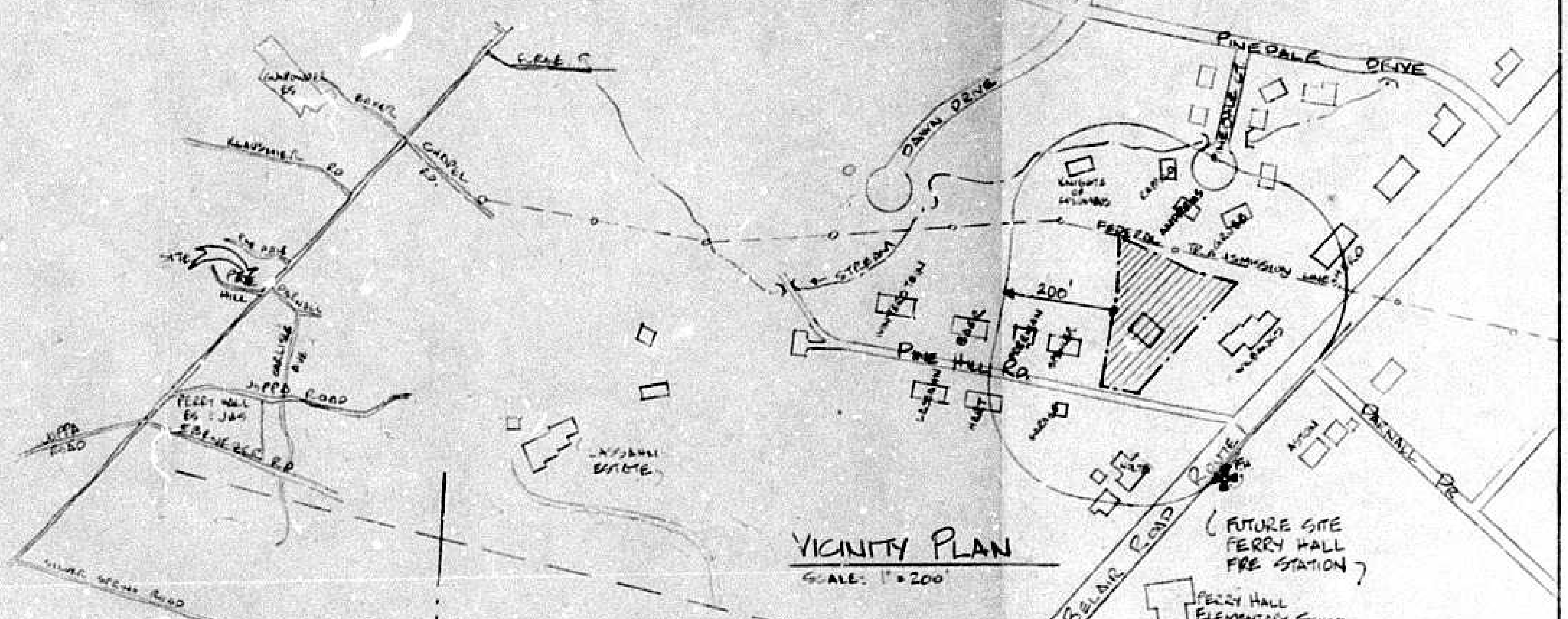
DATE: Tuesday, June 22, 1982

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

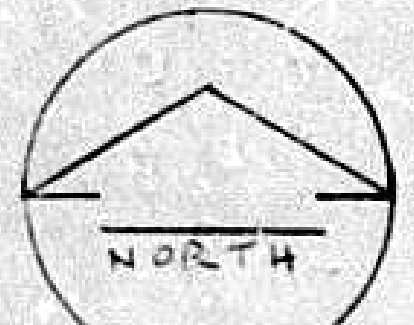
[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY



AREA MAP
NO. 1010



PETITIONER'S
EXHIBIT 1



ELEVENTH ELECTION DISTRICT
OF
BALTIMORE COUNTY, MARYLAND

DATE	1 APRIL 1977
REV.	27 FEB 1982
BY	10 APR 1982

LOWER LEVEL
SITE PLAN

AB-1

RESIDENCE OF
DON & JOYCE SMITH

4112 PINE HILL ROAD BALTIMORE MARYLAND 21236

lapid/smith associates

577 PINE STREET
BALTIMORE, MARYLAND 21201
(410) 685-4800

