

85-246-A 111 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

to allow accessory structures in 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. Practical difficulty.
2. Due to remodeling, the entrance to house faces the area in which the proposed pool is to be located. The other parts of the lot either are too steep, too wooded or contain the septic system so that a pool could not be located elsewhere.

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

Legal Owner(s):
T. Talbott Bond
(Type or Print Name)
Signature
Ann Bond
(Type or Print Name)
Signature
City and State

Attorney for Petitioner:
Patricia E. McDonald
Charles E. Rustridge
(Type or Print Name)
Signature
One North Charles St.
Address
Baltimore, Maryland
City and State

1846 Circle Rd. 828-8096
Address Phone No.
Baltimore, Maryland 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
See attorney name and address.
Name
Address
Phone No.

Attorney's Telephone No.: 752-2650

ORDERED By The Zoning Commission of Baltimore County, this 30th day of January, 1985, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of March, 1985, at 2:30 o'clock

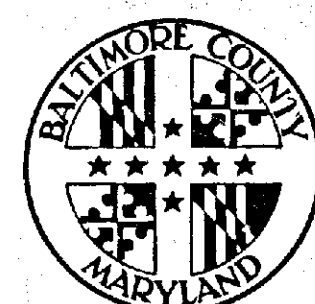
Carl J. ...
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: February 12, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition Nos. 85-234-A, 85-246-A, 85-247-A, and 85-248-A

There are no comprehensive planning factors requiring comment on these petitions.

NSG/JGH/ef

Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 25, 1985

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

Patricia E. McDonald, Esquire
One North Charles Street
Baltimore, Maryland 21201

Chairman
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

RE: Item No. 188 - Case No. 85-246-A
Petitioner - T. Talbott Bond, et ux
Variance Petition

Dear Ms. McDonald:

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, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bse
Enclosures

UNDER-CLIP FOR FILING

DATE March 26, 1985

BY [Signature]

ADMINISTRATIVE

1. Talbott Bond, et ux 85-246-A
Reg. 437' S of Circle Rd., 4 mi.
SE of Ruxton Rd. (1846 Circle Rd.), 9th

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 12, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #188 (1984-1985)
Property Owner: T. Talbott Bond, et ux
Beginning 437' S/E of Circle Rd., 2203'
S/W of Ruxton Rd.
Acres: 1
District: 9th

Dear Mr. Jablon:

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.

Very truly yours,

James A. Markle, Jr., Chief
Bureau of Public Services

JAM:ZAM:FW:iss

0-NE Key Sheet
35 & 36 NW 7 POC. Sheets
N. 9 & 20pp
69 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
442-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 1/9/85
Item #188
Property Owner: T. Talbott Bond, et ux
Location: Circle Road
S/W of Ruxton Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-28 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on [blank].
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by 811.178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- () The property is located in a traffic area controlled by a "T" level intersection as defined by 811.178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

cc: James Hossell

Eugene A. Rober
Chief, Current Planning and Development

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 188, Zoning Advisory Committee Meeting of Jan 9, 85
Property Owner: T. Talbott Bond, et ux
Location: Circle Road District 9
Water Supply: public Sewage Disposal: septic system

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 434-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tub, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

AUG 6 1985

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 24th Date of Posting: 2-15-85
85-246-A
Posted for: Talbot Bond et ux
Petitioner: Talbot Bond et ux
Location of property: 437' S of the c/l of Circle Road at 4 miles SW of Ruxton Road (1846 Circle Road)
Location of Signs: at entrance to subject property 1846 Circle Road
Remarks: _____
Posted by: A. J. Jablon Date of return: 2-22-85
Number of Signs: 1

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE
9th Election District
LOCATION: Beginning 437' S. of the centerline of Circle Road, 4 miles Southwest of Ruxton Road (1846 Circle Road)
DATE AND TIME: Tuesday, March 5, 1985 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 on the Petition for Variance to allow accessory structures to be placed in the front yard of the property of T. Talbot Bond et ux as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF:
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
2700A L'ORANGE BLVD

Towson, Md. 2/25 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 13th day of Feb 1985.

The TOWSON TIMES
M. Angello
Cost of Advertisement: \$ 24.71

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 11, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 11, 1985.

THE JEFFERSONIAN,
B. Venetian
Publisher

Cost of Advertising
\$18.00

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

ARNOLD JABLON
ZONING COMMISSIONER

February 28, 1985

Mr. & Mrs. T. Talbot Bond
1846 Circle Road
Baltimore, Maryland 21204

RE: Petition for Variance
Beg. 437' S of the c/l of Circle Rd.
.4 mi. SW of Ruxton Rd. (1846 Circle Road)
Case No. 85-246-A

Dear Mr. & Mrs. Bond:

This is to advise you that \$47.91 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

No. 005312

ARNOLD JABLON
Zoning Commissioner

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

DATE: March 5, 1985 ACCOUNT: 85-246-A
AMOUNT: \$47.91
RECEIVED FROM: T. Talbot Bond et ux
FOR: Advertising and Posting
VALIDATION OR SIGNATURE OF CASHIER

BEGINNING at a point four hundred and thirty-seven feet from the centre line of Circle Road running South one degree fifty minutes West for a distance of three hundred twenty-nine and five-tenths feet to a pipe; thence running South eighty-five degrees East for a distance of eighteen feet to a pipe; thence North five degrees East for a distance of thirty feet to a pipe; thence South eighty-five degrees East thirty feet to a pipe; thence South five degrees West for a distance of twenty feet to a pipe; thence South eighty-five degrees East for a distance of ninety-six feet to a pipe; thence North nine degrees ten minutes East for a distance of thirty-six and five-tenths feet to the North edge of a barn; thence North eighty degrees fifty minutes West for a distance of eleven feet to the corner of the barn; thence North five degrees eleven minutes East for a distance of thirty-two and four-tenths feet to the corner of said barn; thence North one degree fifty minutes East for a distance of two hundred and fifty feet to a pipe and thence North eighty-five degrees West for a distance of one hundred and forty feet to the place of beginning and also including a panhandle of land that runs from a point on the last line of division twenty-five feet from the point of beginning along a division line that runs Northerly forty feet to the centre line of a twenty-foot easement road; thence Southwesterly binding along the centre of said easement road for a distance of twenty-five feet more or less; thence running Southerly for a distance of thirty-five feet to the point of beginning heretofore described. The point of beginning of this description is a distance of five-tenths of a mile from the intersection of Circle Road and Ruxton Road. Also known as 1846 Circle Road in the Ninth Election District.

PETITION FOR VARIANCE

9th Election District
LOCATION: Beginning 437 ft. South of the centerline of Circle Road, .4 miles Southwest of Ruxton Road (1846 Circle Road)
DATE AND TIME: Tuesday, March 5, 1985 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 allow accessory structures in front yard in lieu of the required rear yard

Being the property of T. Talbot Bond, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE
Beg. 437' S of the c/l of Circle : DEPUTY ZONING COMMISSIONER
Road, .4 miles SW of Ruxton Road :
(1846 Circle Road) - 9th :
Election District : OF
T. Talbot Bond, et ux - Petitioners :
No. 85-246-A (Item No. 188) : BALTIMORE COUNTY

The Petitioners herein request a variance to allow accessory structures, i.e., a pool and a shed, to be placed and to remain in the front yard in lieu of the required rear yard.

Testimony by and on behalf of the Petitioners indicates that there is insufficient room for a pool in the rear yard since one side is deeply sloped and contains power lines and the other side contains the septic area. The front yard is, therefore, the only possible location available. The pool will be located within the area indicated on the plan submitted as an unshaded rectangle and now paved as a parking pad. The shed has existed in its present location since prior to 1962.

There were no Protestants.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty unreasonable hardship upon the Petitioner and the granting of the variance requested will not adversely affect the health, safety and general welfare of the community, and therefore, the variance should be granted. Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of March, 1985, that the Petition for Variance to allow accessory structures, i.e. a pool and a shed, in the front yard in

ORDER RECEIVED FOR FILING

DATE: March 26, 1985

BY: Arnold Jablon

lieu of the required rear yard, in accordance with the site plan submitted, is GRANTED, from and after the date of this Order.

Arnold Jablon
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE: March 26, 1985

BY: Arnold Jablon

ADMINISTRATIVE ASSISTANT

CABLE, MCDANIEL, BOWIE & BOND
ONE NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201-3793

JOHN B. MCDANIEL
CABLE, MCDANIEL, BOWIE & BOND
LAWRENCE A. BOWIE
MORTON A. BOWIE
JOHN B. BOWIE
THOMAS L. BOWIE
DONALD F. BOWIE
ROBERT E. BOWIE
NANCY S. VAN COTT
CHRISTOPHER C. TAYLOR
RAY A. FOLEY
PATRICK E. MCDONALD
EDWARD J. REEDFORD
ANNE TULLY TULLY
SARAH V. BURNELL

March 1, 1985

Mr. Nicholas B. Commodar
Chairman, Zoning Plans
Advisory Committee
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

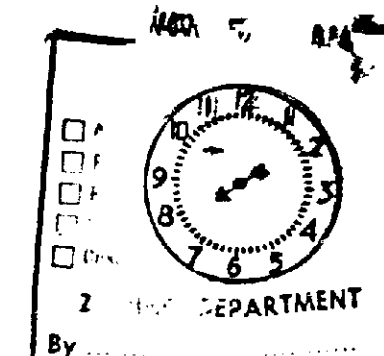
Dear Mr. Commodar:

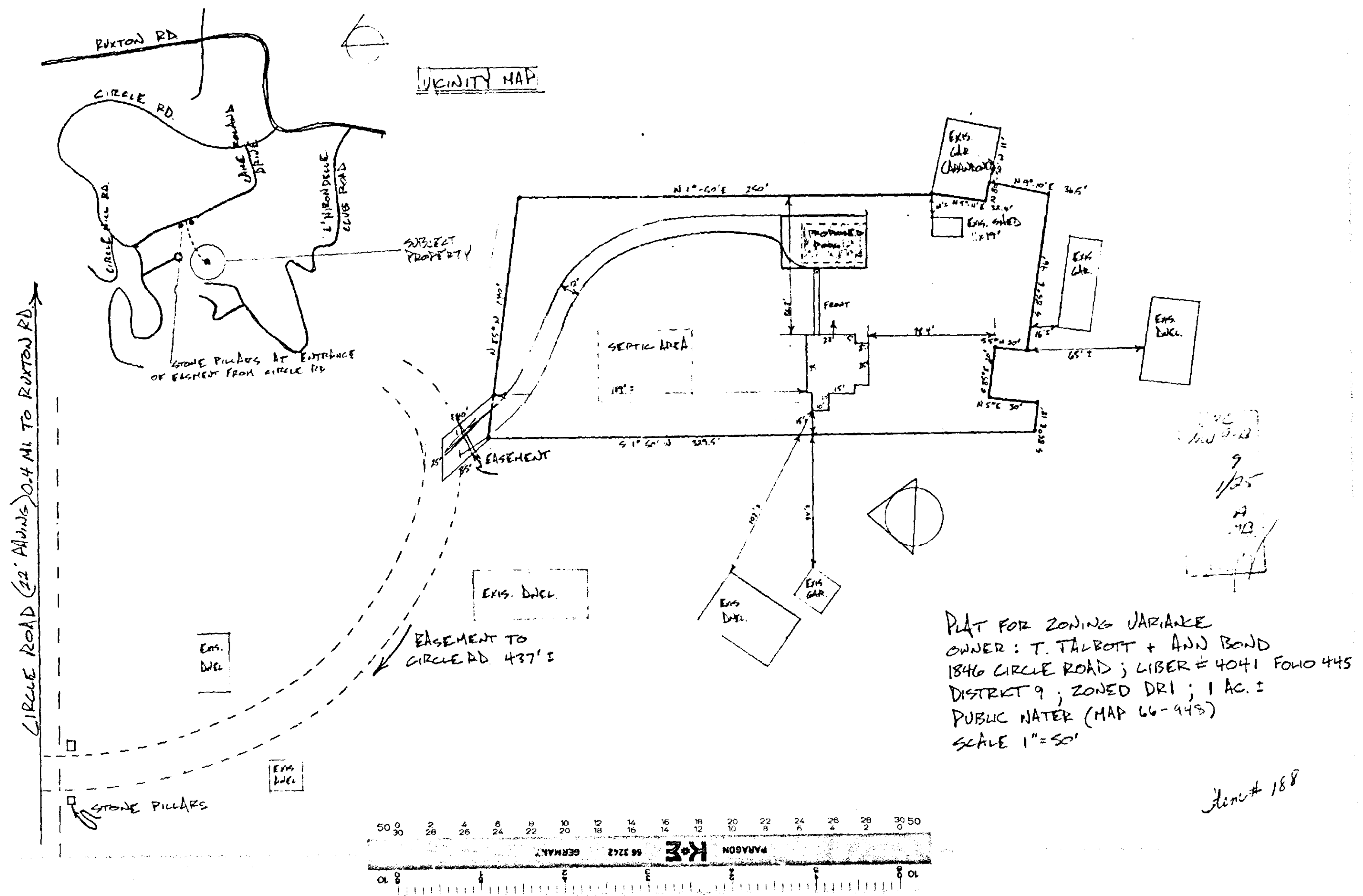
Recently I received a letter from the Baltimore County Zoning Plans Advisory Committee concerning the case number 85-246-A petition for variance filed by T. Talbot Bond, et ux. One of the notations from the Baltimore County Department of Health was that the septic system on the property located at 1846 Circle Road was failing. This is to inform you that the septic system was recently redone and a new deep absorption trench was installed. The old system was disconnected because it was failed. The work was done pursuant to permit number F11133.

Sincerely yours,

Patricia E. McDonald
Patricia E. McDonald

PEMcD:mrw
cc: Mr. Robert Weber
Mr. Ian J. Forrest





PLAT FOR ZONING VARIANCE
OWNER: T. TALBOTT + ANN BOND
1846 CIRCLE ROAD; LIBER # 4041 FOLIO 445
DISTRICT 9; ZONED DRI; 1 AC. ±
PUBLIC WATER (MAP 66-948)
SCALE 1"=50'

Line # 188