	 _	

## 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 for the installation of an inground pool in the side/ yard.

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

Due to the size of the existing residence and the size of the rear yard (+/- 10'), the pool has to be located in the side yard.

1. Rear of house within 10' of property Left side of house(facing) within 10'
Front of house within 2' of building set back line

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

86-185-A

which is the subject of this Petition. Legal Owner(s): Contract Purchaser: NF YH Sterling C. Bowers, Jr. 20000 (Type or Print Name) (Type or Print Name) - 4/23/86 ----N/A---Signature Colleen M. Bowers KENARIO. (Type or Print Name) Address

City and State AGENT AXXXX for Petitioner: Construction Systems America Corp. 37 Yawmeter Drive 574-1690 (Type or Print Name) Eilen g. Valiant Baltimore, Maryland 21220 City and State 1002 Frederick Road Suite A Name, address and phone number of legal owner, con-Address tract purchaser or representative to be contacted Eileen Valiant Raltimore, Maryland 21228 City and State

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_24th\_\_\_\_\_ day of \_\_\_\_\_September\_\_\_\_\_, 19.85\_\_\_, 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 con the \_\_\_\_\_29th

AGENI S Amorney's Telephone No.: 301-747-5475

August 26, 1985

-zac- Meeting of August 20, 1985

The Department of Traffic Engineering has no comment on this

Very truly yours,

Traffic Engineering Associate II

1002 Frederick Road 301-747-5475

Address Balto 21228 Phone No.

D.R. 5.5

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING

TOWSON, MARYLAND 21204

STEPHEN E. COLLINS DIRECTOR

Mr. Arnold Jablon

Zoning Commissioner

County Office Building

Towson, Maryland 21204

rem No. 57

Location:

Acres:

Dear Mr. Jablon:

particular item.

District:

Property Owner:

Existing Zoning:

Proposed Zoning:

Case No. 86-185-A

Your petition has been received and accepted for filing this

August 20, 1985

Petitioner Sterling C. Bowers, Jr. et ux Received by: Attorney

JAMES E. DYER, Chairman

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

Zoning Commissioner

Zoning Plans Advisory Committee

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Sterling C. Bowers, Jr., et al RE: Property Owner: Sterling C. Bowers, Jr., et al n/e corner Yawmeter Drive and Cord Street Location: N/E corner Yawmeter Drive and Cord Street Variance to allow for the installation of an inground pool in side yard

Gentlemen:

PAUL H. REINCKE

Item No.: 57 Zoning Agenda: Meeting of August 20, 1985

.124 -

bureau and the comments below marked with an "X" are applicable and required 15th Election District 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.

Pursuant to your request, the referenced property has been surveyed by this

( ) 2. A second means of vehicle access is required for the site.

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

' ) 6. Site plans are approved, as drawn.

( ) 3. The vehicle dead end condition shown at

(X) 7. The Fire Prevention Bureau has no comments, in this time.

Fire Prevention Bureau Special Inspection Division

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 Mr. and Mrs. Sterling C. Bowers, Jr. 37 Yawmeter Drive Baltimore, Maryland 21220

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

RE: Item No. 57 - Case No. 86-185-A Petitioners - Sterling C. Bowers, Jr., et Variance Petition

October 7, 1985

Dear Mr. and Mrs. Bowers:

MEMBERS

Board of Education

Industrial

Engineering

The Zoning Plans Advisory Committee has reviewed the plans sub-Traffic Engineering mitted 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 Bureau of 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 Health Department the Zoning Commissioner with recommendations as to the suitability of Project Planning the requested zoning. Building Department

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.

James E. Dyer, Le Chairman

Zoning Plans Advisory Committee JED:nr Enclosures

cc: Ms. Eileen J. Valiant Construction Systems America Corp. 1002 Frederick Road, Suite A Baltimore, Maryland 21228

FFICE OF PLANNING AND ZONING ON MARYLAND 21204 NORMAN E GERBER DIRECTOR

Mr. Armold Jablon Zaning Commissioner County Office Building

OCTOBEZ 7, 1985

Re: Zaning Advisory Meeting of AUGUST 20, 1985
Property Owner: STERLING C. BOWESS, JR. etal Location: NE/COR YOUMETER DR. + CORDST.

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

There are no site planning factors requiring comment. )A County Review Group Meeting is required. )A County Review Group meeting is required.

)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services. ( )This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract. ( )A record plat will be required and must be recorded prior o 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 22-98 of the Development Regulations.

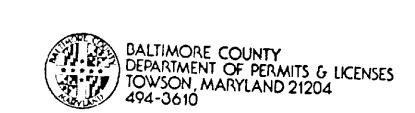
( )Development of this site may constitute a potential conflict with the Baltimore County Master Plan. )The amended Development Plan was approved by the Planning Board )Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity use Certificate has been issued. The deficient service is
( )The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change

traffic capacity may become more limited. The Basic Services Areas are re-evaluated innually by the County Council.

CC: James Hoswell

( )Additional comments:

Eugene A. Bober Chief, Current Planning and Development



September 10, 1985

TED ZALESKI, JR.

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204 Dear Mr. Jablon:

Comments on Item # 57 Zoning Advisory Committee Meeting are as follows: Sterling C. Bowers, Jr., et al N/E Corner Yawmeter Drive and Cord Street District: APPLICABLE ITEMS ARE CIRCLED:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards. B) A building and other miscellaneous permits shall be required before the start of any construction.

Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4 Single Pamily Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groupe require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department. G. The requested variance appears to conflict with Section(s) \_\_\_\_\_\_, of the Baltimore County Building Code.

H. When filing for a required Change of Use/Docupency Permit, an alteration permit application chall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use.

See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverins. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above see level for the lot and the finish floor levels including basement.

NOTE: 6 Comments: Section 515.1 as amended in Council Bill #17-85 dealing with fence setbacks shall be complied with where there is an adjacent fence.

E. These abbreviated 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 the applicant was obtain additional information by ministing Econ 122 of the Course Office Evolution at 131 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 121 W. Chesapeake Avenue, Towson, Maryland 21204. Charles & Stern her BY: C. E. Burnham, Chief BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE Arnold Jablon Zoning Commissioner October 21, 1985

Norman E. Gerber, Director FROM Office of Planning and Zoning

Zoning Petitions No. 86-174-A, 86-175-XA, 86-179-A, 86-181-A, 7786-183-A, 86-184-A, and 86-185-A

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

Office of Planning and Zoning

NEG:JGH:slm

was and the second seco

MSF/bza

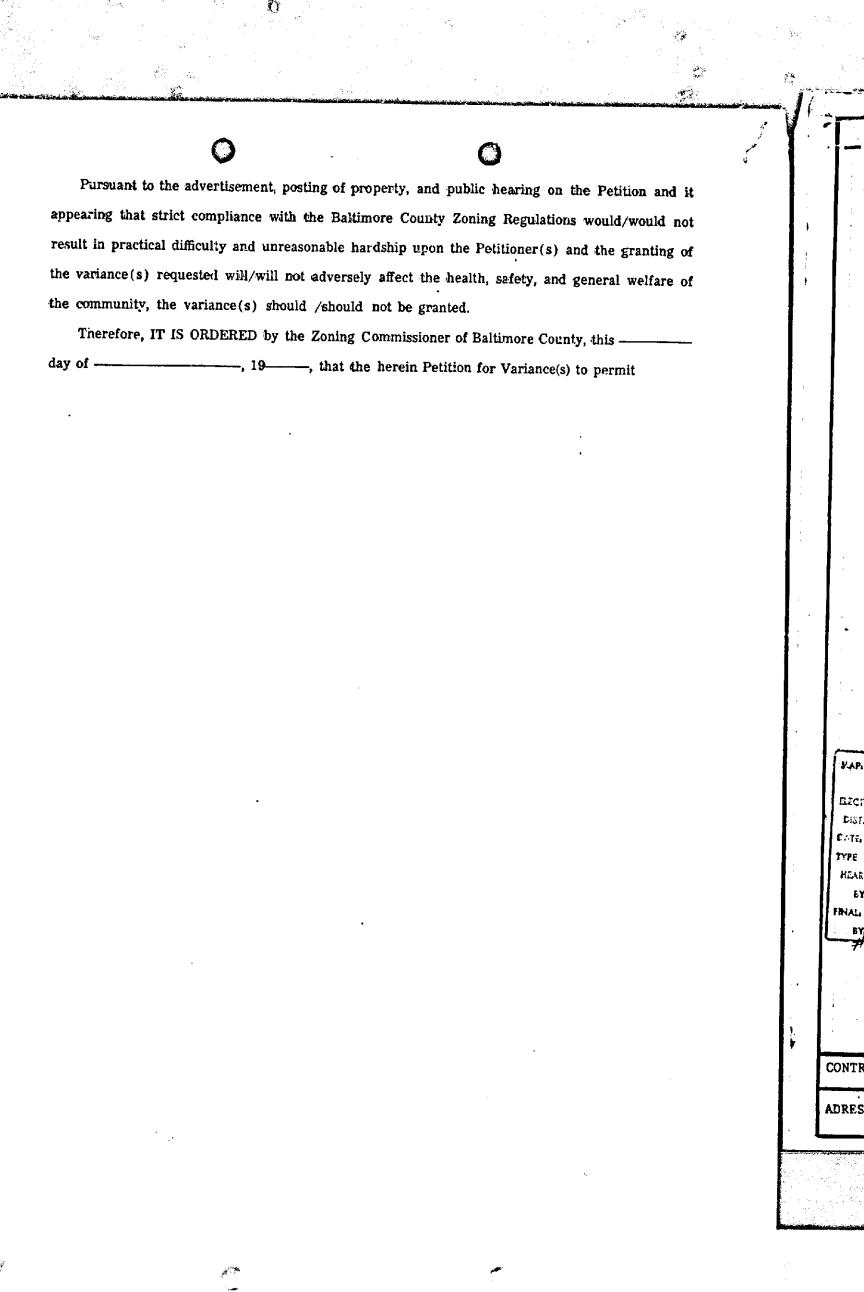
20,0

 $\alpha$ 

ORDE

⊢ 

m 0



TO WHOM IT MAY CONCERN;

Lot 376 Horney, Harry F., Sharon

Lot 378 O'Connell, Ms.

Lot 483 Zacot, John E.

Lot 442 Pritchett, Edward

803 Cord Street

35 Yawmeter Drive

38 Yawmeter Drive

100 Yawmeter Drive

Higgins, Betty 802 Cord Street

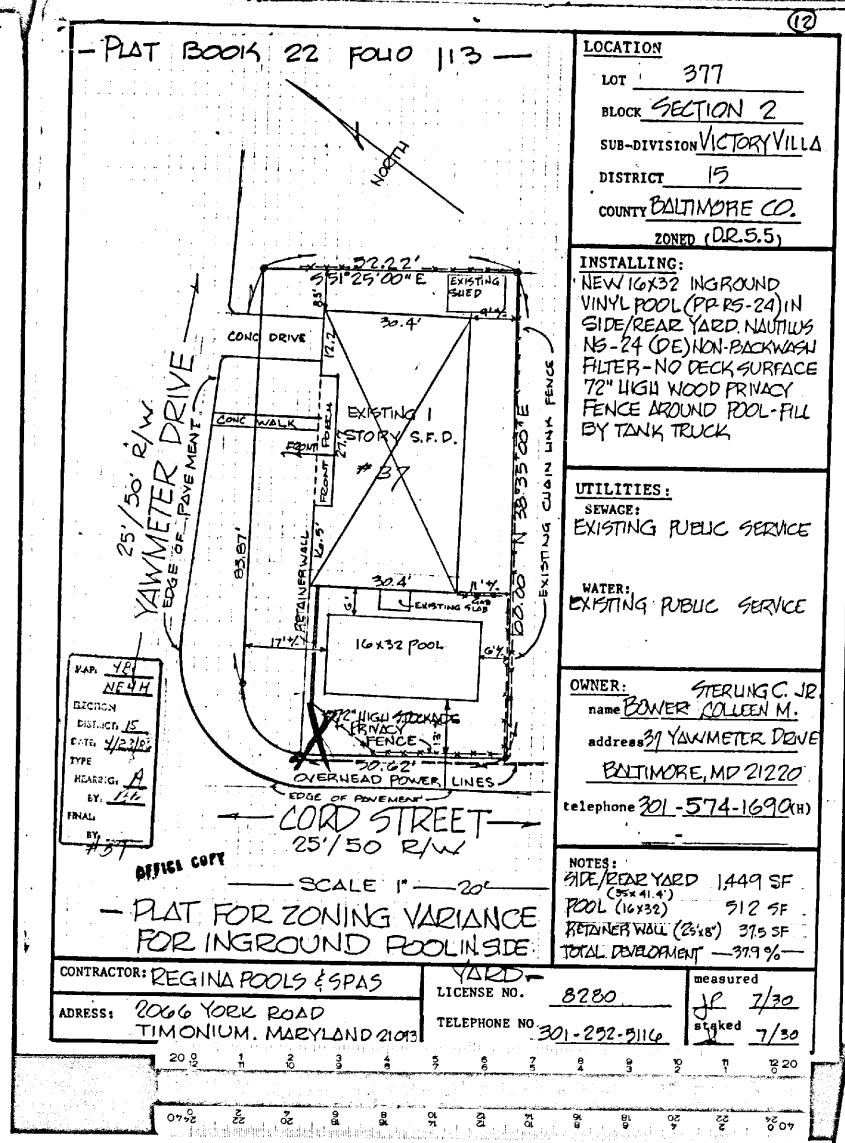
Mowery, Phyllis, Wayne ( 800 Cord Street

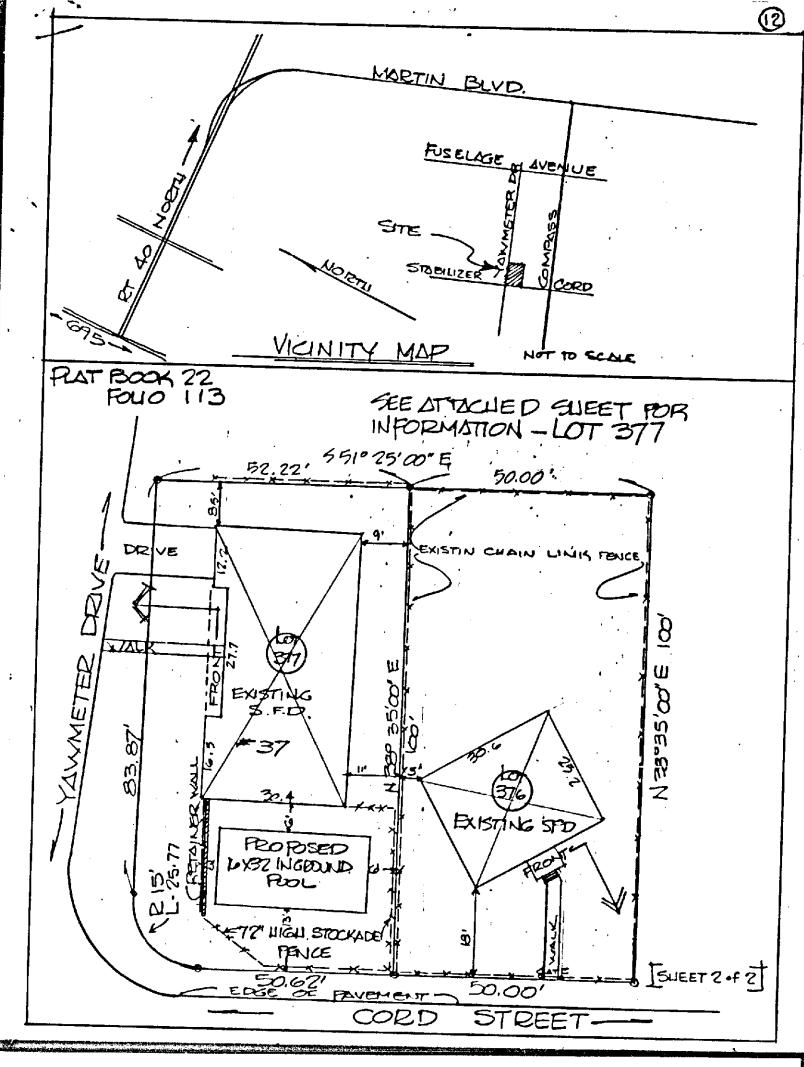
posed.

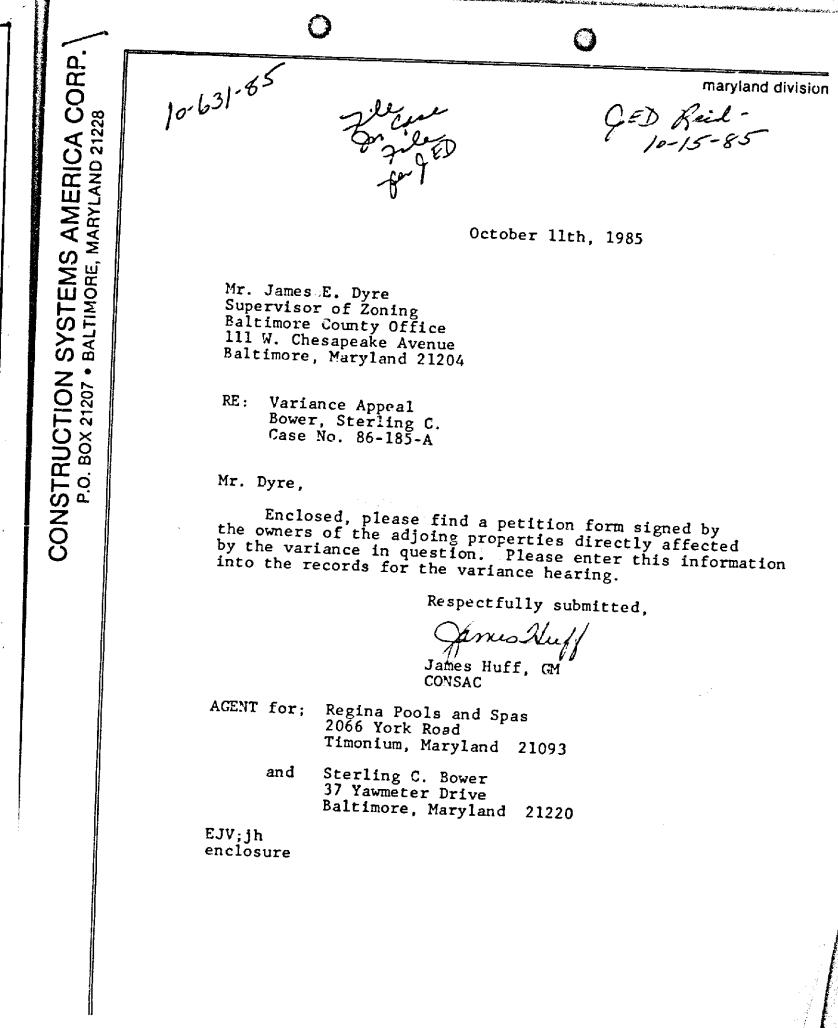
We the undersigned, have reviewed the plans and location of the proposed inground pool to be located in the side yard of Lot 377, Section 2, Victory Villas Sub-division, District 15 of Baltimore County, Maryland, owned by Sterling C., Jr. and Colleen M. Bower, 37 Yawmeter Drive, Baltimore, Maryland 21220

and have no objection to the installation of said pool as pro-

ethler MU Connect







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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

October 30, 1985

Mr. and Mrs. Sterling C. Bower, Jr. 37 Yawmeter Drive Baltimore, Maryland 21220

> RE: PETITION FOR VARIANCE NW/corner Cord Street and Yawmeter Drive, (37 Yawmeter Drive) -15th Election District Sterling C. Bower, Jr., et ux, Petitioners Case No. 86-185-A

Dear Mr. and Mrs. Bower:

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

> Very truly yours, fin MA Jang JEAN M. H. JUNG Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE BEFORE THE NW/corner Cord Street and Yawmeter Drive, DEPUTY ZONING COMMISSIONER (37 Yawmeter Drive) -15th Election District OF BALTIMORE COUNTY Sterling C. Bower Jr., et ux, \* Case No. 86-185-A Petitioners \* \* \* \* \* \* \* \* \* \* \*

The Petitioners herein request a variance to permit the installation of an inground pool in the side yard in lieu of the required rear yard.

Testimony by the Petitioner indicated that the depth of the rear yard of the existing dwelling varies from nine feet to eleven feet and does not provide sufficient space for a pool. The privacy fence will meet all County requirements and will not obstruct vision at the intersection. Owners of all surrounding properties, including those across both streets, do not object to the petition. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would 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 day of October, 1985, that the herein Petition for Variance to permit the installation of an inground pool in the side yard in lieu of the required rear yard, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

> Deputy Zoning Commissioner of Baltimore County

Lot No. 377, Section 2, Victory Villa. Recorded among the Plat Records of Baltimore County in Plat Book 22, Folio 113. Said Lot No. 377 also being located on the Northeast corner of Cord Street & Yawmeter Drive.

15th Election District

-

PÉTITION FOR VARIANCE

15th Election District

LOCATION:

Northwest corner of Cord Street & Yawmeter Drive (37 Yawmeter Drive)

Tuesday, October 29, 1985 at 10:00 a.m.

DATE AND TIME: 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 from Section 400.1 to permit the installation of an inground pool in the side yard.

Being the property of Sterling C. Bowers, Jr., et ux 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 NE Corner Yawmeter Dr. & Cord St. (37 Yawmeter Dr.), 15th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

STERLING C. BOWERS, JR., et ux, Petitioners

Case No. 86-185-A

ENTRY OF APPEARANCE

:::::::

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

People's Counsel for Baltimore County

leter Max Commence Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204

I HEREBY CERTIFY that on this 2nd day of October, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Sterling C. Bowers, Jr., 37 Yawmeter Drive, Baltimore, MD 21220, Petitioners; and Eileen Valiant, Construction Systems America Corp., 1002 Frederick Rd., Suite A, Baltimore, MD 21228, Agent for Petitioners.

494-2188

Peter Max Zimmerman

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

ARNOLD JABLON ZONING COMMISSIONER

October 24, 1985

Ms. Eileen Valiant Construction Systems America Corp. 1002 Frederick Road, Suite A Baltimore, Maryland 21228

> Re: Petition for Variance NW/corner Cord St. & Yawmeter Drive (37 Yawmeter Drive) - 15th Election Dist. Sterling Bowers, Jr., et ux - Petitioners Case No. 86-185-A

Dear Ms. Valiant:

This is to advise you that \$50.59 is due for advertising and posting of the above property. This fee must be paid before

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the

Please make the chack Itimore County, Maryland, inty Office Building, No. 012467 ing. BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

ng Commissioner

in a construction of the contract of Marie decrease despites the condition applies a decrease of the conditional contract of the conditional conditional contract of the c

VALIDATION OR SIGNATURE OF CASHIER

Ms. Eileen Valiant Construction Systems America Corp. September 27, 1985

1002 Frederick Road, Suite A Baltimore, Maryland 21228

NOTICE OF HEARING

RE: PETITION FOR VARIANCE NW/corner Cord St. & Yawmeter Drive (37 Yawmeter Drive) - 15th Election Sterling C. Bowers, Jr., et ux, Petitioners Case No. 86-185-A

TIME: 10:00 a.m.

PLACE: Room 106, County Office Building, 111 West Chesapeake

No. 008662

Avenue, Towson, Maryland

DATE: Tuesday, October 29, 1985

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

pmmissioner

La Carrier 122 Partier Files 8 8533\*\*\*\*\*3346\*a 83366

VALIDATION OR SIGNATURE OF CASHIER

LOCATION: Northwest corner of Cord Street & Yawmeter Drive (37 Yawmeter Drive)
DATE AND TIME: Tuesday, October 29, 1985 at 10:00 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will sold a public hearing:

Petition for Viriance from Section 400.1 to permit the installation of an inground pool in the side yard.

Being the property of Sterling C.

Bowers, Jr., 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 terrain any request for a stay of the assuance of said permit

during this period for good cause shown. Such request must be received

in writing by the date of the hearing so above or made at the hearing.

By Order Of ARNOLD JABLON,

Zoning Commissione: of Baltimore County

PETITION FOR VARIANCE

86-185-A CERTIFICATE OF PUBLICATION

October 10

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

THE JEFFERSONIAN,

Cost of Advertising 24.75

Petition for Variance 15th Election District
LOCATION: Northwest corner of
Cord Street & Yawmeter Drive (37

Yawmeter Drive)
DATE & TIME: Tuesday, October 29, 1985, at 10:00 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 from Section 400.1 to permit the installation of an inground pool in the side yard.

Being the property of Sterling C.

Bowers, Jr., et ux as shown on the plat filed with the Zoning Office.
In the event that this Petition is grammy, a building pormit may be ineved within the thirty (10) Ley appeal period. The doning to material any request for a stay of the issuance of said per-

mit during this period for good cause shows. Such request must be received in writing by the date of the hearing et above or made at the hearing. By Order Of Arneid Jables Zoning Commissioner of Baltimere County

86-185-A

This is to Certify, That the annexed was inserted in Ore Times, a newspaper printed

and published in Baltimore County, once in each

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15 14  Posted for: Variance	Date of Posting /0/1/75
Posted for: Variance	
Petitioner: 5 torling C Bowers,	Lux et ux
Petitioner: 5 torling C Bowers, Location of property: NW/cox. Gord St	4 / 7 wme for Dride
37 /2 W molo	v Ariva
Location of Signs: Facing intersection	2 of Good St. & Yourselow Brids
Appor 12' ex renduly or	n property of litetioner
Remarks:	
Posted by Malitudey	Date of return: 10/15/35

Number of Signat

