

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. for the installation of an accessory structure to outside of the third of the lot farthest removed from any street.

located at the intersection of Seven Courts Drive and Pinedale Drive, 11th Election District.

XXXXXX

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

The required area contains sloped contours that interfere with the proper installation and affect the water runoff/drainage. Proposed pool location is on a +/- level area.

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: N/A
(Type or Print Name)
Signature: N/A
Address: N/A
City and State: AGENT
XXXXXX for Petitioner:
Construction Systems America Corp.
(Type or Print Name)
Signature: *James Huff* *GM*
P.O. Box 21207
Address:
Baltimore, Maryland 21228
City and State: AGENT's
XXXXXX's Telephone No.: 301-461-7446
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
James Huff
Perry Hall, Maryland 21236
City and State: P.O. Box 21207, Baltimore, Md. 21228
Address: 301-461-7446
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day

of March, 1986, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

on the 22nd day of April, 1986, at 10:15 o'clock

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

James Jennelle, et ux, 86-428-A
NE/corner of Seven Courts
Drive and Pinedale Drive
(9301 Seven Courts Drive) -
11th Election District
1 Elec. Dist.

IN RE: PETITION FOR VARIANCE
NE/corner of Seven Courts
Drive and Pinedale Drive
(9301 Seven Courts Drive) -
11th Election District
James Jennelle, et ux,
Petitioners
* * * * *
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-428-A

The Petitioners herein request a variance to permit the installation of an accessory structure outside of the third of the lot farthest removed from any street.

Testimony by and on behalf of the Petitioners indicated that they propose to place a pool with concrete decking in the section of the rear yard closer to the side street. They also wish to enclose the rear yard with a six-foot stockade privacy fence, all as indicated on Petitioner's Exhibit 1.

The adjacent neighbor on the east appeared in protest. The proposed fence would be in his line of sight from the front of his dwelling. He objected to the fence placement both because of appearance, and because of danger caused by lack of visibility for drivers exiting his driveway onto a busy street.

A conference between the Petitioners and the Protestant resulted in the plan revised April 22, 1986 and marked Petitioner's Exhibit 2.

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.

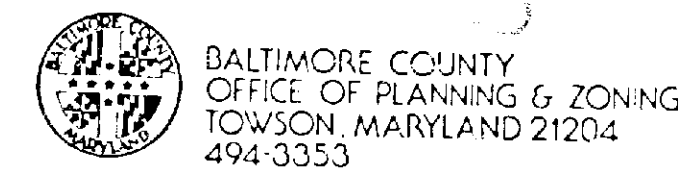
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 24th day of April, 1986, that the herein Petition for Variance to permit the installation of an accessory structure outside of the third

of the lot farthest removed from any street, in accordance with the plan submitted and filed herein marked Petitioner's Exhibit 2, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. The fence required to enclose the pool shall be no closer than five (5) feet to the property line beside Pinedale Drive and shall be installed at the angle shown on Petitioner's Exhibit 2.

Arnold Jablon
Deputy Zoning Commissioner
of Baltimore County

JMM:tg



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 24, 1986

Mr. and Mrs. James Jennelle
9301 Seven Courts Drive
Perry Hall, MD 21236

RE: PETITION FOR VARIANCE
NE/corner of Seven Courts
Drive and Pinedale Drive
(9301 Seven Courts Drive) -
11th Election District
James Jennelle, et ux,
Petitioners
Case No. 86-428-A

Dear Mr. and Mrs. Jennelle:

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

Very truly yours,

Arnold Jablon
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMM:tg

Attachments

cc: People's Counsel

Mr. Lee Smith
3502 Pinedale Drive
Baltimore, MD 21236

ORDER RECEIVED FOR FILING

DATE April 21, 1986

BY *Arnold Jablon*

PETITION FOR ZONING VARIANCE
11th Election District

LOCATION: Northeast Corner Seven Courts Drive and Pinedale Drive
(9301 Seven Courts Drive)

DATE AND TIME: Tuesday, April 22, 1986, 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 Zoning Variance to permit the installation of an accessory structure outside of the third of the lot farthest removed from any street

Being the property of James Jennelle, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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/cor. Seven Courts Dr.
& Pinedale Dr. (9301
Seven Courts Dr.)
11th District
JAMES JENNELLE, et ux,
Petitioners
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-428-A
: : : : :
ENTRY OF APPEARANCE

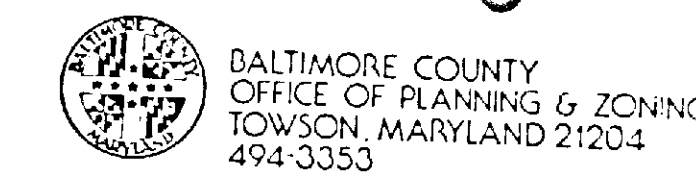
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 1st day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. James Jennelle, 9301 Seven Courts Dr., Perry Hall, MD 21236, Petitioners; and Construction Systems America Corp., P.O. Box 21207, Baltimore, MD 21228, Agent for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 15, 1986

Mr. James Lee Jennelle
Mr. James Jennelle
9301 Seven Courts Drive
Perry Hall, Maryland 21236

RE: PETITION FOR VARIANCE
NE/cor. of Seven Courts Dr. and Pinedale Dr.
(9301 Seven Courts Dr.)
11th Election District
James Jennelle, et ux - Petitioners
Case No. 86-428-A

Dear Mr. and Mrs. Jennelle:

This is to advise you that \$10.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018537
County, Maryland, and remit
Jing, Towson, Maryland

DATE: ACCOUNT:

AMOUNT \$

RECEIVED FROM:

FOR: 428

VALIDATION OR SIGNATURE OF CASHIER

APR 23 1986

Mr. James Lee Jennelle
Mrs. Anne Jennelle
9301 Seven Courts Drive
Perry Hall, Maryland 21226

March 21, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NE/cor. Seven Courts Dr. and Pinedale Dr.
(9301 Seven Courts Dr.)
11th Election District
James Jennelle, et ux - Petitioners
Case No. 86-428-A

TIME: 10:15 a.m.

DATE: Tuesday, April 22, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 016392

DATE: 2/1/86 ACCOUNT: 01-010

AMOUNT: \$ 55.00

RECEIVED FROM: *[Signature]*

FOR: *[Signature]* 17.00 302

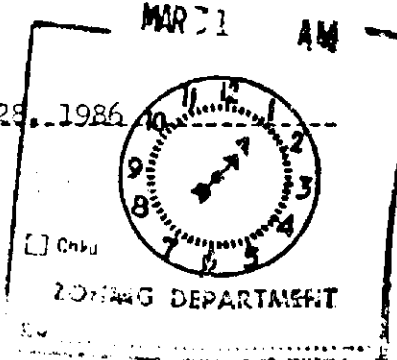
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-428-A and 86-428-B

Date: March 25, 1986



There are no comprehensive planning factors requiring comment on this petition.

[Signature]
NORMAN E. GERBER, Director
Office of Planning and Zoning

NBG/JGH/dml

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 28, 1986

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

Mr. and Mrs. James Jennelle
9301 Seven Courts Drive
Perry Hall, Maryland 21226

RE: Item No. 302 - Case No. 86-428-A
Petitioners - James Jennelle, et ux
Variance Petition

Dear Mr. and Mrs. Jennelle:

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.

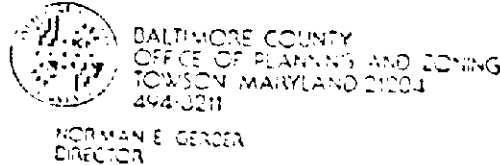
Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Mr. James Huff
P. O. Box 21207
Baltimore, Maryland 21228



March 26, 1986

RE: Zoning Advisory Meeting of March 4, 1986
Item 302
Property Owner: JAMES JENNELLE, et ux
Location: NE CORNER SEVEN COURTS DRIVE
& PINEDALE DRIVE

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.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ 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.
- ☒ Development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 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 3/11/86.
- ☒ Landscaping: Just comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 173-78. 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 deficient service area as defined by a non-level interpretation as defined by Bill 173-78, and its conditions, except as amended, may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ Additional comments:

cc: James Howell

Eugene A. Boser
Chief, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

March 7, 1986

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

RE: Property Owner: James Jennelle

Location: NE corner Seven Courts Drive and Pinedale Drive

Item No.: 302 Zoning Agenda: Meeting of 3-4-86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of 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.

- ☒ 7. The Fire Prevention Bureau has no comments at this time.

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

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

March 6, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 302 Zoning Advisory Committee Meeting are as follows:

Property Owner: James Jennelle, et ux
Location: NE corner Seven Courts Drive and Pinedale Drive
District: 11th.

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. #17-71 - 1980) and other applicable Codes and Standards.
- ☒ 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.
- ☒ 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.
- ☒ All Use Groups except R-4 Single Family 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 Groups 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 within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible 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 501 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall 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 _____ or to Mixed Use _____. See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 504.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

J. Comments:

K. 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 may obtain additional information by visiting Room 107 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief
Building Plans Review

L/22/86

Petition for Variance

11th Election District
LOCATION: Northeast Corner Seven Courts Drive and Pinedale Drive (9301 Seven Courts Drive)
DATE & TIME: Tuesday, April 22, 1986 at 10:15 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 zoning variance to permit the installation of an accessory structure outside of the third of the lot farthest removed from any street.

Being the property of James Jennelle, et ux, as shown on 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

The Times

Middle River, Md., April 3, 1986

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of _____ successive

weeks before the _____ day of

_____ 1986

[Signature] Publisher.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th

Date of Posting: 4/1/86

Posted for: *[Signature]*

Petitioner: *[Signature]*

Location of property: NE Corner Seven Courts Dr. & Pinedale Dr.

[Signature]

Location of Signs: *[Signature]*

[Signature]

Remarks:

Posted by: *[Signature]*

Date of return: 4/1/86

Number of Signs: 1

Case No. 86-428-A

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
18th day of March, 1986

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner James Jennelle, et ux
Petitioner's Attorney

Received by *[Signature]*
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3, 1986

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

April 3, 1986

THE JEFFERSONIAN.

[Signature]

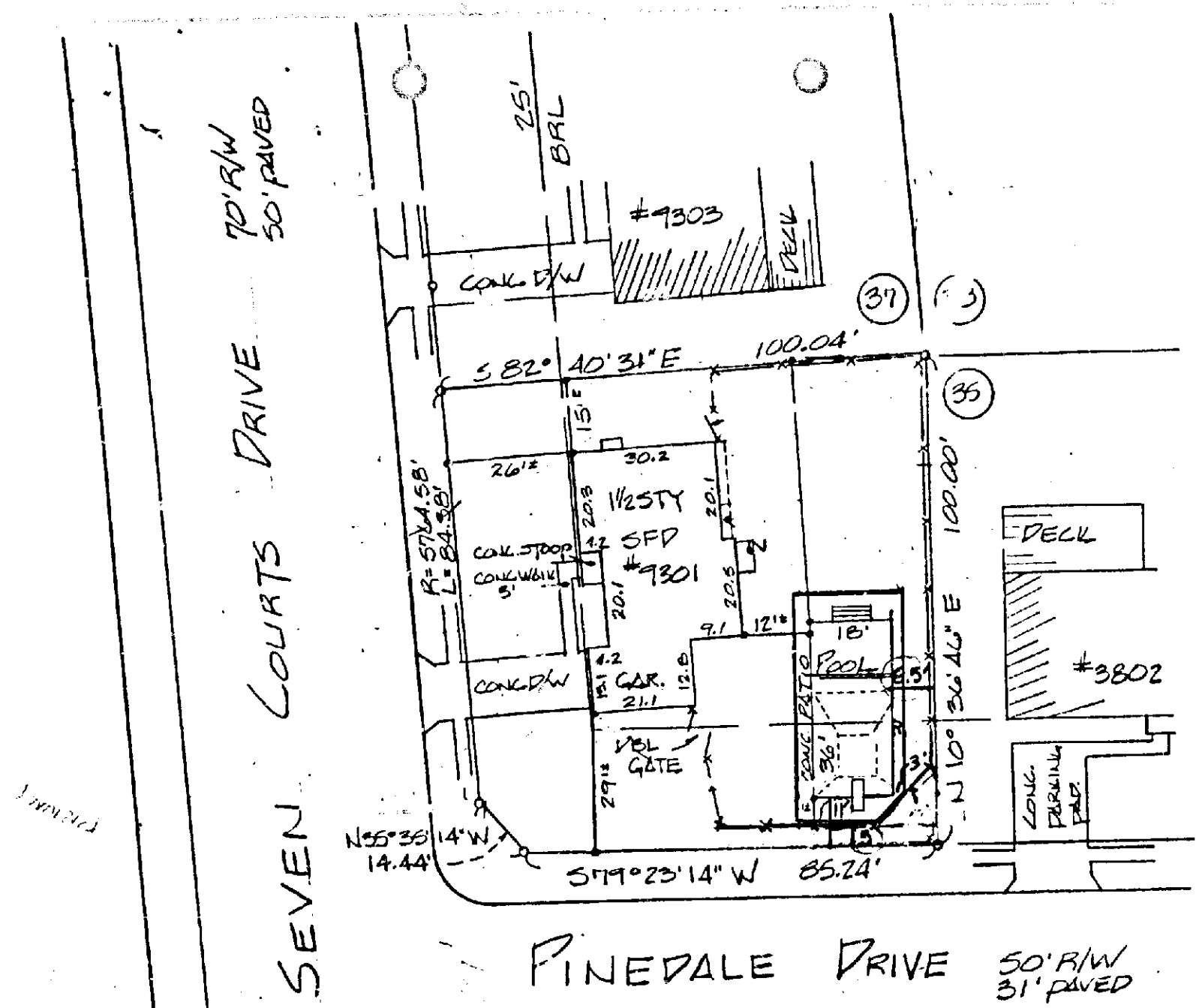
Publisher

Cost of Advertising

24.75

86-428-A

APR 23 1986

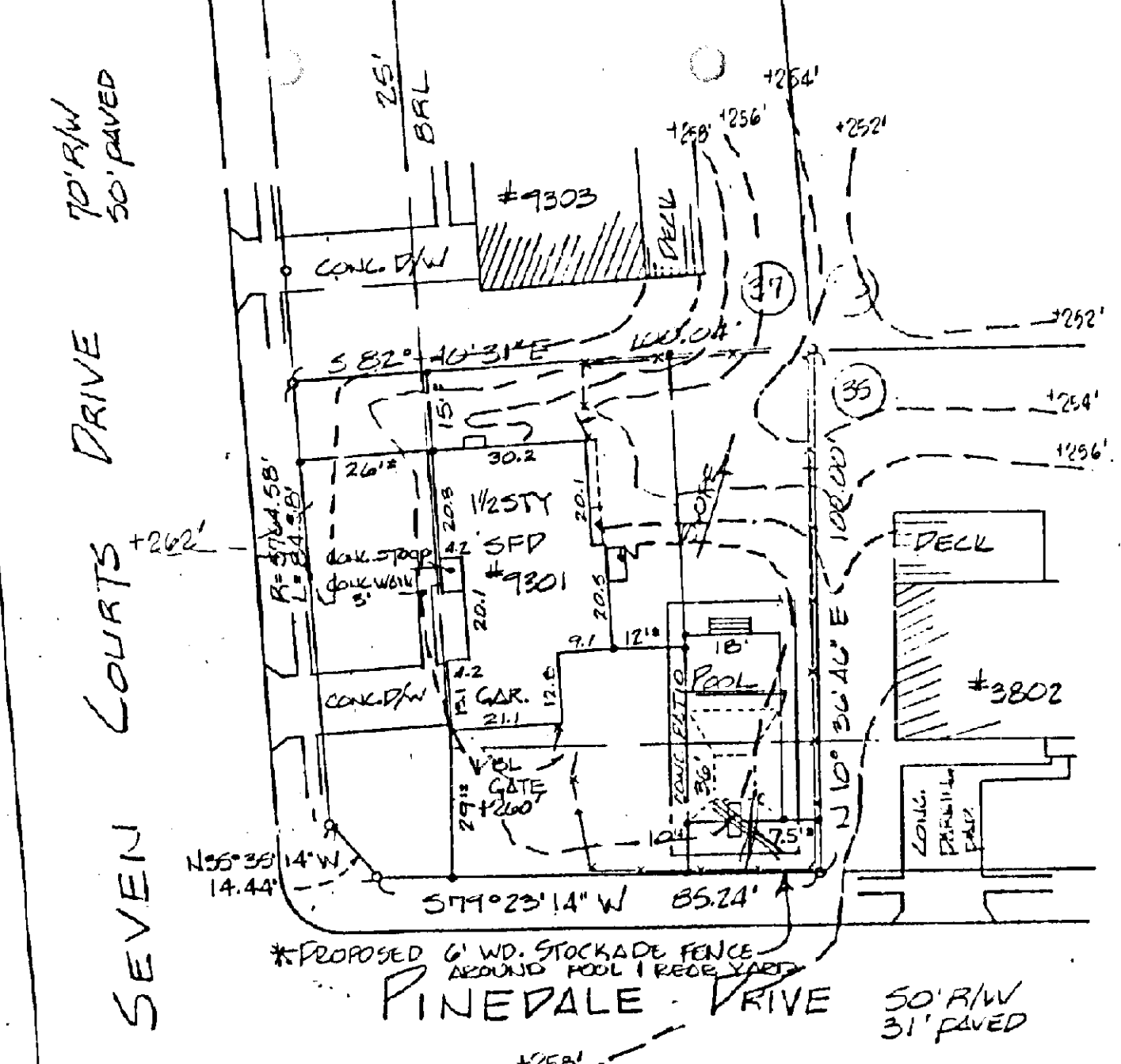


REVISED 4-22-86
 CC: MS. JUND-ZONING
 REGINA POOLS
 W/MS. J. JENNELLE
 MR. LEE SMITH

PETITIONER'S EXHIBIT 2

SITE LOCATION
 7301 SEVEN COURT DRIVE
 "PINEDALE WOODS"
 PLAT III SECTION II LOT #36
 E. & K. JR. 41 FOLIO 33
 MAP 72 BLK 1 PARCEL 635
 11TH DIST. OF BALTO. CO. MD.
 LAND AC. # 18-00-000067

VICINITY MAP 1"=200'



PETITIONER'S EXHIBIT 1

PLAT FOR ZONING VARIANCE
 JAMES & ANNE GENNELLE

SITE LOCATION
 7301 SEVEN COURT DRIVE
 "PINEDALE WOODS"
 PLAT III SECTION II LOT #36
 E. & K. JR. 41 FOLIO 33
 MAP 72 BLK 1 PARCEL 635
 11TH DIST. OF BALTO. CO. MD.
 LAND AC. # 18-00-000067

VICINITY MAP 1"=200'

PROPERTY NO.	18-00-000067	DIST	11	GROUP	3 PH2	ACC.	04	AREA	BL	CARD-NO	02061P	DEL	FM DATE	06/27/86
OWNER	JAMES LEE	ADDRESS	7301 SEVEN COURT RD	SALE PRICE	60,000	DATE	06/27/86	TRANSFER DATE	02/20/86	TRANSFER NO.	050115	EX LAND	EX INPRV	EX ADVAL
DEVELOPER	JAMES LEE	ADDRESS	7301 SEVEN COURT RD	SALE PRICE	60,000	DATE	06/27/86	TRANSFER DATE	02/20/86	TRANSFER NO.	050115	EX LAND	EX INPRV	EX ADVAL
DEVELOPER	JAMES LEE	ADDRESS	7301 SEVEN COURT RD	SALE PRICE	60,000	DATE	06/27/86	TRANSFER DATE	02/20/86	TRANSFER NO.	050115	EX LAND	EX INPRV	EX ADVAL
DEVELOPER	JAMES LEE	ADDRESS	7301 SEVEN COURT RD	SALE PRICE	60,000	DATE	06/27/86	TRANSFER DATE	02/20/86	TRANSFER NO.	050115	EX LAND	EX INPRV	EX ADVAL

