

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 permit an accessory structure (pool) to be located outside of the third of the lot farthest removed from any street and to amend the development plan of "Worthington", Lot No. 15 to allow construction of a swimming pool outside of the building envelope.

Pool must be placed in side yard due to existing septic system and septic reserve area located directly behind house.

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):

(Type or Print Name)

Neil R. Woods, D.D.S.

Signature:

Signature

Address

Barbara A. Woods

City and State

Owings Mills, MD 21117

Attorney for Petitioner:

3901 Thoroughbred Lane 301 356 4319

(Type or Print Name)

Address

Signature

Signature

Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State

Neil R. Woods, D.D.S.

Attorney's Telephone No.:

3901 Thoroughbred La. 301 356 4319

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of

February 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two consecutive issues of general circulation through 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 County, on the 8th day of April, 1987, at 9:30 o'clock a.m.

By: [Signature] Zoning Commissioner of Baltimore County.

DESCRIPTION FOR VARIANCE
3901 THOROUGHbred LANE
4TH ELECTION DISTRICT

Beginning on the southwest corner of Thoroughbred Lane and Indian Pony Court and being Lot No. 15 as shown on the plat of Worthington, which is recorded in the Land Records of Baltimore County in Liber EHK, Jr. No. 38, Folio 15.

IN RE: PETITION FOR ZONING VARIANCE
SW/cor. of Thoroughbred Lane
and Indian Pony Court
(3901 Thoroughbred Lane)
4th Election District
3rd Councilmanic District
Neil R. Woods, D.D.S., et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-388-A

The Petitioners herein request variances to permit an accessory structure (swimming pool) to be located outside of the third of the lot farthest removed from any street and, to amend the development plan of "Worthington", Lot No. 15, to allow construction of a swimming pool outside of the building envelope.

Testimony by one of the Petitioners indicated that the family has lived in the existing dwelling, which is located on the corner of Thoroughbred Lane and Indian Pony Court, since 1977. The Petitioner proposes the construction of a swimming pool in the side yard due to the fact that the septic system and reserve area occupies almost the entire rear yard. The swimming pool will be located outside the third of the lot farthest removed from any street and thus, outside the building envelope. The Petitioner testified that his proposal will not cause any traffic visibility problems or any other detriment to the public's welfare. 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, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 23rd day of April, 1987, that an accessory structure (swimming

pool) to be located outside of the third of the lot farthest removed from any street and, an amendment to the development plan of "Worthington", Lot 15, to allow construction of a swimming pool outside of the building envelope, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED from and after the date of this Order.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Arnold Jablon
Zoning Commissioner

April 9, 1987

Dr. & Mrs. Neil R. Woods
3901 Thoroughbred Lane
Owings Mills, Maryland 21117

RE: Petition for Zoning Variance
SW/cor. of Thoroughbred Lane
and Indian Pony Court
4th Election District
3rd Councilmanic District
Case No. 87-388-A

Dear Dr. & Mrs. Woods:

Enclosed please find a copy of the decision rendered in the above-referenced case. Your Petition for Zoning Variance has been Granted in accordance with the attached Order.

If you have any questions on the subject, please do not hesitate to contact this office.

Very truly yours,

[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jhs

Enclosure

cc: People's Counsel

PETITION FOR ZONING VARIANCE

4th Election District - 3rd Councilmanic District

Case No. 87-388-A

LOCATION: Southwest Corner of Thoroughbred Lane and Indian Pony Court (3901 Thoroughbred Lane)

DATE AND TIME: Wednesday, April 8, 1987, 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 Zoning Variance to permit an accessory structure (pool) outside of the third of the lot farthest removed from any street and to amend the development plan of "Worthington", Lot No. 15, to permit construction of a swimming pool outside of the building envelope

Being the property of Neil R. Woods, D.D.S., et ux, as shown on plat 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
SW/Corner of Thoroughbred La.
and Indian Pony Ct. (3901
Thoroughbred La.), 4th Dist.
NEIL R. WOODS, D.D.S., et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-388-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.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
49-2188

I HEREBY CERTIFY that on this 10th day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Neil R. Woods, 3901 Thoroughbred Lane, Owings Mills, MD 21117, Petitioners.

[Signature]
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 1, 1987

Dr. Neil R. Woods
Mrs. Barbara A. Woods
3901 Thoroughbred Lane
Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCE
SW/cor. of Thoroughbred La. and Indian Pony Ct.
(3901 Thoroughbred La.)
4th Election District - 3rd Councilmanic District
Neil R. Woods, D.D.S., et ux - Petitioners
Case No. 87-388-A

Dear Dr. and Mrs. Woods:

This is to advise you that \$78.50 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. 33177

County, Maryland, and remit
ing, Towson, Maryland

DATE 4/10/87 ACCOUNT 8-01-415-000

SIGN & POST
RETURNED

AMOUNT \$ 78.50

RECEIVED FROM

Mrs. Bobbi Woods, 3901 Thoroughbred La.,
Owings Mills, Md. 21117

ADVERTISING & POSTING COSTS RE CASE 87-388-A

FOR 8 8031*****785312 4082F

VALIDATION OR SIGNATURE OF CASHIER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and its 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 day of _____, 19____, that the herein Petition for Variance(s) to permit

ZONING DESCRIPTION

Beginning on the south side of Thoroughbred Lane at junction with Inian Pony Court. Being Lot 15 in the subdivision Worthington, Plat Book EHK Jr. No. 38 Folio 15. Also known as 3901 Thoroughbred Lane in the 4th Election District.

Dr. Neil R. Woods
Mrs. Barbara A. Woods
3901 Thoroughbred Lane
Owings Mills, Maryland 21117

February 18, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/cor. of Thoroughbred Ln. and Indian Pony Ct.
(3901 Thoroughbred Ln.)
4th Election District - 3rd Councilmanic District
Neil R. Woods, D.D.S., et ux - Petitioners
Case No. 87-388-A

TIME: 9:30 a.m.

DATE: Wednesday, April 8, 1987

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

Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
Baltimore County

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

No. 30408

DATE: 2/22/87 ACCOUNT: 01-615
AMOUNT: \$ 25.00
RECEIVED FROM: Bobbi Woods
FOR: FILING FEE FOR VARIANCE ITEM 269
B 8027*****3500:4 2726F
VALIDATION OR SIGNATURE OF CASHIER

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md. Mar. 19, 1987

THIS IS TO CERTIFY that the annexed Reg. #L01622 P.O. #85-11 was published for on (1) _____ days previous to the 19th day of March, 1987, in the

- ☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
☐ Randallstown News, a weekly newspaper published in Baltimore County, Maryland.
☒ Community Times, a weekly newspaper published in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per *[Signature]*

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 19, 1987

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 March 19, 1987.

THE JEFFERSONIAN,

Publisher

32.17

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

57-388-A

District: 4th Date of Posting: 3-18-87

Posted for: *[Signature]*

Petitioner: *[Signature]*

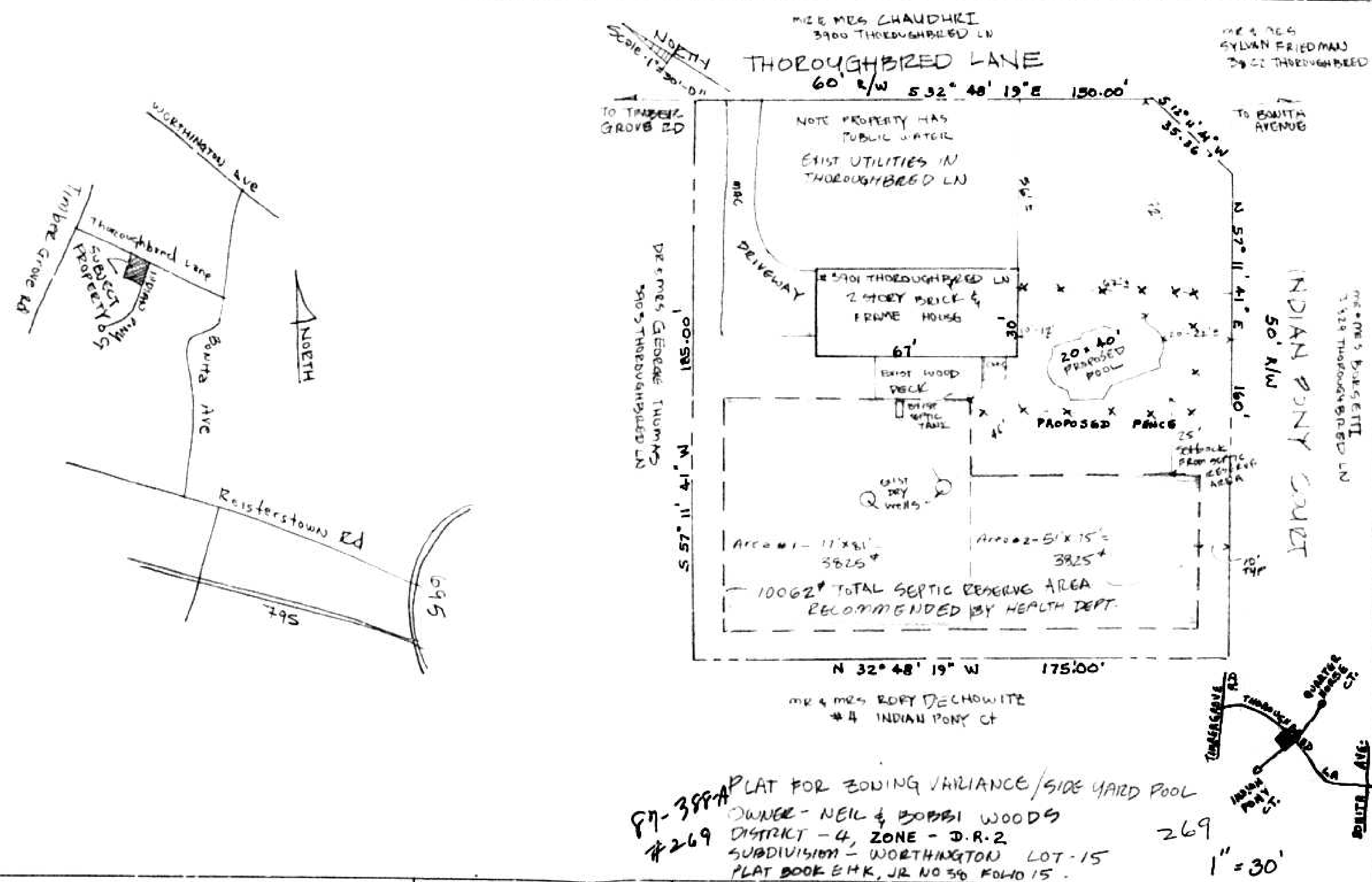
Location of property: SW/cor. of Thoroughbred Lane and Indian Pony Court (3901 Thoroughbred Lane)

Location of Sign: SW/cor. of Thoroughbred Lane and Indian Pony Court

Remarks:

Posted by: *[Signature]* Date of return: 3-27-87

Number of Signs: 1



PREPARED FOR
Neil & Bobbi Woods

ADDRESS
3901 Thoroughbred Ln

CITY
Owings Mills Md

ANTHONY POOLS
21117

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
11th day of February, 1987.

Arnold Jablon
Zoning Commissioner

Petitioner Neil R. Woods, D.D.S., et ux Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP
Office of Planning and Zoning

Date: March 17, 1987

SUBJECT: Zoning Petition Number 87-383-A, 87-384-A, 87-388-A, 87-389-A,
87-390-A, 87-391-A, 87-392-A and 87-393-A

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

NEG:JGH:bph

RECEIVED
MAR 19 1987

ZONING OFFICE

CPS-00A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 20, 1987

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

000

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

Dr. Neil R. Woods, D.D.S.
3901 Thoroughbred Lane
Owings Mills, Maryland 21117

RE: Item No. 269 - Case No. 87-388-A
Petitioner: Neil R. Woods, D.D.S., et ux
Petition for Zoning Variance

Dear Dr. Woods:

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.

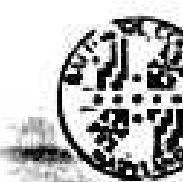
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing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

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures



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

NORMAN E. GERBER
DIRECTOR

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

MARCH 4, 1987

Re: Zoning Advisory Meeting of January 6, 1987
Item # 269
Property Owner: NEIL R. WOODS, D.D.S. et ux
Location: SW/C THOROUGHbred LA.
+ INDIAN PONY CT.

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.
- ☒ 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 on
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by 8:11 178-79. 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 8:11 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 269 Zoning Advisory Committee Meeting are as follows:

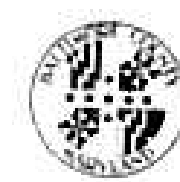
Property Owner: Neil R. Woods, et ux
Location: SW/C Thoroughbred Lane and Indian Pony Court
District: D.R. 2

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-85, the Maryland Code for the Handicapped and Age (A.A.R.T. 111-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer 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 B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built up an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- F. 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 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/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.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill 417-85. Site plans shall show the correct elevations above sea level for the lot and the finish 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 return of any permit. The applicant may obtain additional information by visiting Room 127 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
Mr. C. E. Burnham, Chief
Building Plans Review

4/27/87



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

PAUL H. REINCKE
CHIEF

January 27, 1987

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

Property Owner: Neil R. Woods, et ux

Location: SW/C Thoroughbred Lane and Indian Pony Court

Item No.: 269

Zoning Agenda: Meeting of 1/16/87

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

REVIEWER: *Carl J. Kelly* 1/31/87
Planning Group
Special Inspection Division

Noted and

John F. O'Neill
Approved: Fire Prevention Bureau

/mb



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

STEPHEN E. COLLINS
DIRECTOR

January 30, 1987

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 269, 270, 271, 272, 273, 274, 276, and 277.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt