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w >

The undersigned, legal owner(s) of the property situate in Beltimore 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 USE (above ground pool) in the sideyard instead of the required ---- rearyard.

of the Zoning Regulations of Saltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indirete hardship or oractical difficulty)

1. The lot is aloped downhill from the front property line
to the rear (at the bay). 2. An existing stone wall provides a level area at the side

of the house. Construction of the pool was started prior to purchase of the property, and is now 95% complete. consider Iroquois Ave. as the house front, & others consider the Bay as the front. This pool location conforms to others in the neighborhood. 5. Locating the pool to the rear of our property would Property is to be posted and advertised as prescribed by soming negutations.

I, or we egree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further egree to and are to be bound by the soming regulations and restrictions of Baltimere County adopted pursuant to the Zoning Law For Baltimere County.

under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(3): Marvin James Carr (Type or Print Name) (Type or Print Name) / Marvin James Care Clara Lee Carr City and State Attorney for Petitioner:

I AURUOIS AVE 477-4272 (Type or Print Name) tract purchaser or representative to to contacted

BALTIMORE COUNTY OFFICE OF PLANNING & ZOWING

County Office Building 111 W. Chesapeake Averue Towser, Maryland 21203

Your petition has been received and accepted for filing this

Potitioner's Care of the Received by: James H. Dyor Chairman, Zoning Plans BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Date June 4, 1987 TO Zoning Commissioner

Zoning Petition Nos. 87-509-A, 87-510-XA,

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

SUBJECT 87-519-A and 87-529-A

Please consider the Chesapeake Bay Critical Area Findings (see memorandum from Gerber to Jablon dated June 1, 1987) to be the comments of this office.

NEG: JGH:slb

BALT MORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

PROM. Norman E. Gerber, AICE, Director Office of Planning and Zoning

Zoning Commissioner

SUBJECT. Chesapeake Bay Critical Area Findings M. J. Carr. et us (87-519-A, Item #380)

In accordance with Section 8-1813 of the Chesapeake Bay Critical Law and the July 8, 1985 Opinion from the County Attorney. It is hereby my "findings" that the proposed development will comply with the terms of Section 8-1813(a) for minimizing adverse impacts on water quality and protecting identified habitats, provided that the zoning petition is conditioned on compliance with the following requirements:

- Seven (7) major deciduous trees, or fourteen (14) conifers, or fourteen (14) minor deciduous trees are planted and maintained on the lot. A combination of these three tree types is acceptable provided that 7,000 square feet of tree cover is provided. A large deciduous tree is estimated to cover 1,000 square feet and a minor deciduous or conifer 500 square feet. Any existing trees that are to remain can be credited toward meeting these requirements.
- Storm water runoff from impervious surfaces associated with this petition should be directed over previous areas such as lawn to encourage maximum infiltration.

Office of Planning and Zoning

NEG/PJS/jat Tim Dugan CCI David Fields Jim Hoswell Tom Vidmar People's Counsel

CPS-008

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

PAL" H RENCKE

April 7, 1987

Mr. Arnold Jublon Zoning Cormissioner Office of Flanning and Zoning Baltimore County Office Building Towson "aryland 21204"

FL: Property Owner: Marvin James Carr, et ux (Critical Area)

Location: S/S Iroquois Avenue, 170' E. of centerline Lodge Farm Road

Item No.: 380 Centlemen:

Zoning Agenda: Meeting of 4/6/87

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 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.
- 1 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 comments at this time.

Noted and

Fire Prevention Bureau

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1987

COUNTY OFFICE BLOG. 111 M. Chesapeake Ave. Towson, Maryland 21204

Chargellan

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Bureau of

Engineering

Bureau of

industrial.

Development

Fire Prevention

Health Department

Project Planning

Buylding Department

Poard of Education

Iouand Administration

Department of

Traffic Engineering

State Poads Commission

RE: Item No. 380 - Case No. 87-519-A Petitioners: Marvin J. C.rr. et ux Petition Zoning Variance

Dear Mr. & Mrs. Carr:

7505 Iroquois Avenue

Edgemere, Maryland 21219

Mr. & Mrs. Marvin J. Carr, et ux

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-refurenced 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.

Chairman

Zoning Plans Advisory Committee

Enclosures

JED: kkb

DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

TED ZALESKI, JA

May 5, 1987

380 Louing Advisory Committee Meeting are no follows:

Marvin James Carr

S/S Iroquois Ave. 170 Ft E of centerline Lodge Parm Rd.

Office of Flanning and Louise

DIRECTOR

All etructures shall conferm to the Saltimore County Sallding Code as adopted by Council Sill #17-85.

The Waryland Code for the Handicapped and Aged (A.E.S.1. #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 seel of a registered in Maryland Architect or Engineer is/is not required on place and technical data.

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

E. All Toe Groupe except Bal Single Family Retached Reallings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. Bal Toe Groupe require a one bour wall if closer than 3'-0 to an interior lot line. Any wall built an an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1404.2 and Table 1407. No openings are permitted in an exterior well within 3'-0 of an interior lot line.

7. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office curnot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Angineer contact this department.

C. The requested variance appears to conflict with Section(s) ______, of the Saltimore

H. When filing for a required Change of Ess/Cocupancy Parmit, an alteration posmit application shall also be filed along with three note 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 to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer scale are usually required. The change of the Groupe are from the Juilding Code.

To Rixed Took

I. The proposed project appears to be located in a Flood /laim, Tidel/Riverine. Please see the attached copy of Section \$16.0 of the Building Code as adopted by Bill \$17-85. Site plane shall show the correct elevations above see lovel for the lot and the finish floor levels including backment.

E. These abbreviated communic reflect only on the information provided by the drawings committed to the Office. of Planning and Louing and are not intended to be construed as the full estent of any pormit. If festree the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 b. Chesapouse avenue, Toward, Raryland 21204.

Mr. Arnold Jablon Zoning Commissioner

Towson, Maryland 21204

County Office Building

BALTIMORE COUNTY

STEPHEN E COLLINS DIRECTOR

TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

Dear Mr. Jablon: The Department of Traffic Engineering has no comments for items number 374, 376, 377, 378, 379, 380, 383, 384, 385, 390, and 391.

April 24, 1987

Very truly yours, harbard Deni -

Michael S. Flanigan Traffic Engineer Associate II

result in practical difficulty and unrescensible herdship upon the Politicaer(s) and the greating of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the verience(s) should /should not be granted.

Therefore, IT IS OND SEED by the Sening Commissioner of Soltimore County, this -----

THERE IN THE PARTY OF THE PROPERTY OF THE PARTY.

MAY JONING OFFICE MOTICE OF HEARING PETITION F & ZONING VARIANCE

S/S IROQUOIS AVE., 170° E OF THE C/I DE LODGE FARN RD. (7505 IROGUOIS AVE.) 15TH XLECTION DISTRICT - 7TH COUNCILMANIC DISTRICT MARVIN JAMES CARR, et ux - PETITIONERS

BALTIMORE COUNTY ZONING COMMISSIONER ROOM 113 DEFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

FR: MARVIN JAMES CARR 7505 IRDUUDIS AVE. ELGEMERE, MARYLAND 21219

DEAR SIR!

IT IS REQUESTED THAT THE ABOVE REFERENCED HEARING SCHEDULED FOR 10:15 AM ON WEDNESDAY, JUNE 24, 1987, BE CHANGED TO 11:00 AM TUESDAY, JULY 7, 1987, WHICH IS THE NEXT AVAILABLE DATE. (PER TELEPHONE CONVERSATION WITH M'S BETTY DUVOIS OF YOUR STAFF).

THE CHANGE IS REQUESTED BECAUSE I HAVE BEEN ASSIGNED BY MY EMPLOYER (THE STATE OF MARYLAND) TO AN OUT OF STATE ASSIGNMENT DURING THE WEEK OF JUNE 24, 1987.

IN RE: PETITION FOR ZONING VARIANCE . S/S Iroquois Avenue, 170' E of the c/l of Lodge Farm Road * (7505 Iroquois Avenue) 15th Election District 7th Councilmanic District

> Marvin James Carr, et ux Petitioners

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 87-519-A

The Petitioners herein request a variance to permit an accessory use/structure (above ground pool) in the side yard in lieu of the required rear

Testimony by the Petitioners indicated that the subject property slopes down to its waterfront boundary. An existing stone wall provides a level spot for the above ground pool. The pool location is compatible to the neighborhood where some owners treat the road side as the front and others treat the water side as the front. The Chesapeake Bay Critical Area requirements have already been met. There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having ascertained that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; it is determined that the requested variances will 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 28 day of July, 1987 that an accessory use/structure (above ground pool) in the side yard in lieu of the required rear yard, be approved,

OHO Date

ZONING DESCRIPTION

REGINNING on the southside of Iroquois Avenue, 170 feet East of the centerline of Lodge Farm Road, being Lots #1143 and 1144 shown on a Plat entitled, "Lodge Forest", which said Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 8, folios 86 and 87. Also known as 7505 Iroquois Avenue in the 15th Election District. Containing 30,700 square feet.

PETITION FOR ZONING VARIANCE

15th Election District - 7th Councilmanic District Case No. 87-519-A

and as such, the Petition for Zoning Variance is hereby GRANTED, subject, how-

Seven (7) major deciduous trees, or fourteen (14) coni-

Storm water runoff from impervious surfaces associated

fers, or fourteen [14] minor deciduous trees must be

maintained on the lot. A combination of these three

tree types is acceptable provided that 7,000 sq.ft. of

with this Petition should be directed over pervious

areas, such as lawn, to encourage maximum infiltration.

of Baltimore County

ever, to the following restrictions:

tree cover is provided.

South Side Iroquois Avenue, 170 feet East of the Centerline

of Lodge Farm Road (7505 Iroquois Avenue)

DATE AND TIME: Tuesday, July 7, 1987, at 11:00 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 use (above-ground pool) in the side yard in lieu of the required rear yard

Being the property of <u>Marvin James Carr. et ux</u>, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be insued 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 ARMOLD JARLON ZOWING COPPRISSIONER OF BALTIMORE COUNTY

Baltimore County Office of Planning & Zoning Townon, Maryland 21204 404-3363

July 28, 1987



Mr. & Mrs. Marvin James Carr 7505 Iroquois Avenue Baltimore, Maryland 212'9

RE: Petition for Zoning Variance S/S Iroquois Avenue, 170' E of the c/l of Lodge Farm Road 15th Election District, 7th Councilmanic District Case No. 87-519-A

Dear Mr. & Mrs. Carri

Pursuant to the recent hearing held in the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted, subject to the restrictions noted in the attached

If you have any questions concerning this matter, please do not hesitate to contact this office.

Deputy Zoning Commissioner

Very truly yours, _

JMHJ:bjs

Enclosures

cc: Mr. Michael Northop Maryland State Department of Planning 301 W. Preston Street Baltimore, Maryland 21201

People's Counsel

PETITION FOR ZONING VARIANCE 15th Election District - 7th Councilmanic District

LOCATION:

South Side Iroquois Avenue, 170 feet East of the Centerline of Lodge Farm Road (7505 Iroquois Avenue)

DATE AND TIME: Wednesday, June 24, 1987, at 10:15 a.m.

Case No. 87-519-A

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 o. Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an accessory use (above-ground pool) in the side yard in lieu of the required rear yard

Being the property of Marvin James Carr, 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 ARMOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE S/S Iroquois Ave., 170' E of C/L of Lodge Farm Rd. (7505 Iroquois Ave.), 15th District

BEFORE THE ZUNING COMMISSIONER

OF BALTIMORE COUNTY

MARVIN JAMES CARR, et ux, Petitioners

: Case No. 87-519-A

ENTRY OF APPEARANCE

111111

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.

Phyllis Cole Friedman
People's Counsel for Balcimore County

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

I HEREBY CERTIFY that on this 27th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Marvin James Carr, 7505 Iroquois Ave., Edgemere, MD 21219, Petitioners.

Peter Max Zimmerman



ARNOLD JABLON ZONING COMMISSIONER

June 30, 1987

JEAN M. H. JUNG DEFUTY ZONING COMMISSIONER

Mr. Marvin James Carr Mrs. Clara Lee Carr 7505 Iroquois Avenue Edgemere, Maryland 21219

RE: PETITION FOR ZONING VARIANCE S/S Iroquois Ave., 170' E of the c/1 of Lodge Farm Rd. (7505 Iroquois Ave.) 15th Election District - 7th Councilmanic District Marvin James Carr, et ux - Petitioners Case No. 87-519-A

Dear Mr. and Mrs. Carr:

This is to advise you that _______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.

Please make the check caushin to Poletone County, Maryland, and remit ing, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF PRIMARCE - REVENUE DIVISION MINOCELLAMEOUS CASH RECEIPT SIGN & POST AMOUNT \$ 79.97 Mr. Harvin J. Carr, 7505 Iroquois Ave., Balto., Md. 21219 ADVERTISING & POSTING COSTS RE CASE #87-519-A BU B012*****793748 807af

CERTIFICATE OF PUBLICATION

bed in THE JEFFERSONIAN, a weekly newspa

THE JEFFERSONIAN,

Susan Sender Obrect



4 N. Center Place P. O. Box 8936 Dundelk, Md. 21222

June 18,

19 87

THIS IS TO CERTIFY, that the annexed advertisement of P.O. \$88961 - Req. \$803264 - 82 lines \$ \$32.80. was inserted in The Dundelk Eagle a weekly news-

paper published in Baltimore County, Maryland, once a week W weeks before the 19 87 ; that is to say,

Kimbel Publication, Inc. per Publisher.



Mr. Marvin James Carr Mrs. Clara Lee Carr

7505 Iroquois Avenue Edgemere, Maryland 21219

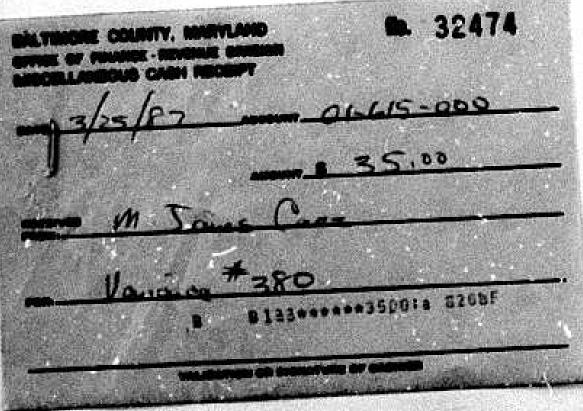
NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCE S/S Iroquois Ave., 170' E of the c/l of Lodge Farm Rd. (7505 Iroquois Ave.) 15th Election District - 7th Councilmanic District Marvin James Carr, et ux - Petitioners Case No. 87-519-A

9 6

May 28, 1987

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

of Baltimbre County





Mr. Marvin James Carr Mrs. Clara Lee Carr 7505 Iroquois Avenue Edgemere, Maryland 21219

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE S/S Iroquois Ave., 170' E of the c/l of Lodge Farm Rd. (7505 Iroquois Ave.)
15th Election District - 7th Councilmanic District Marvin James Carr, et ux - Petitioners Case No. 87-519-A

May 18, 1987

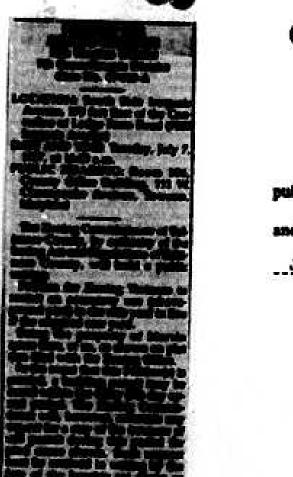
10:15 a.m. Wednesday, June 24, 1987

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

AJ:med

STYPICATE OF POSTURE

Marvin James Corret ux Location of property 5/5 I requestes Are, 170' Elledge From Pd. - 7505 Inquoris Are Landles of Some Focing Franchis Ilan, oppress 15' Fx road way on property of petitions



CERTIFICATE OF PUBLICATION

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

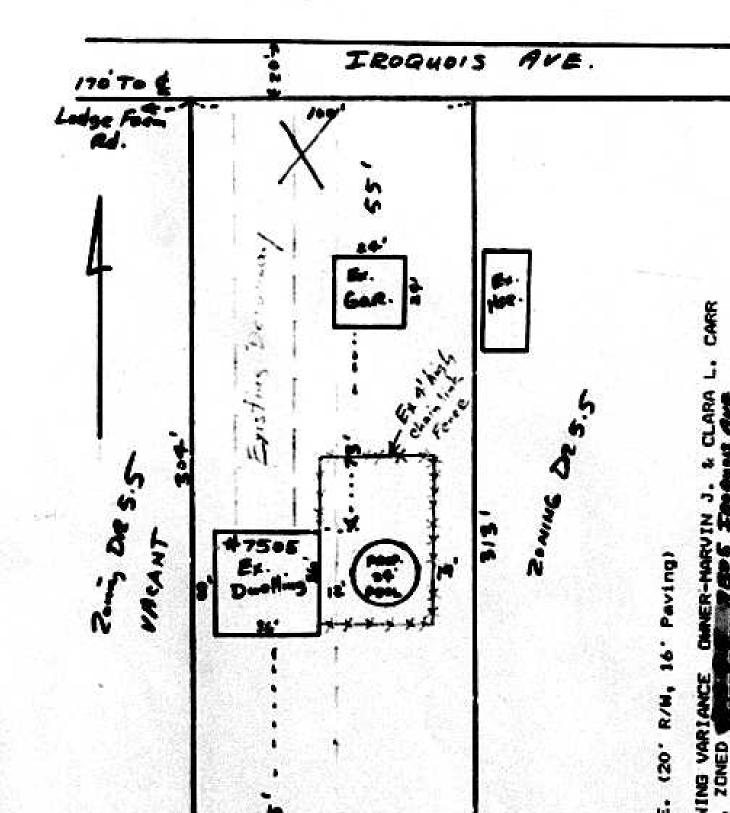
THE JEFFERSONIAN.

Susan Sender Obrect

32.17

I+~ # 380

DR 5.5 Rosinhatial



OLD BOAD BAY 87-519-A

OFFICE COPY

PLAT FOR DISTRICT SUBDIVIS LOT #114 EXISTING SCALE: 1

2-11-88