

370

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 permit an accessory USE (above ground pool) in the sideyard instead 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 special difficulty)
1. The lot is sloped 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.
 3. Construction of the pool was started prior to purchase of the property, and is now 95% complete.
 4. House is located in an area where some home owners 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 place it to side of the house next door.

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)	(Type or Print Name)
Signature	Signature
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	
(Type or Print Name)	
Signature	
Address	
City and State	
Attorney's Telephone No.:	
Address	
Phone No.	

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1987, 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 104, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1987, at _____ o'clock _____ M.

By _____
Zoning Commissioner of Baltimore County.

Critical Area

RECEIVED FOR FILING
Date _____
By _____

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Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /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

RE: NOTICE OF HEARING
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

TO: ARNOLD JABLON
BALTIMORE COUNTY ZONING COMMISSIONER
ROOM 113
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

FR: MARVIN JAMES CARR
7505 IROQUOIS AVE.
ELEMORE, 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
MRS. BETTY DUVOLS 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.

SINCERELY,

Marvin James Carr
MARVIN JAMES CARR

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

Arnold Jablon
Zoning Commissioner

July 28, 1987

Mr. & Mrs. Marvin James Carr
7505 Iroquois Avenue
Baltimore, Maryland 21219

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. Carr:

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

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

Very truly yours,

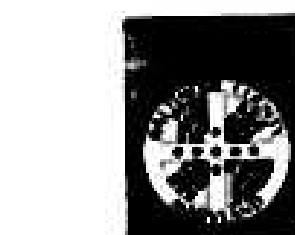
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjjs

Enclosures

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

People's Counsel



Dennis F. Rasmussen
County Executive

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
yard.

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 28th 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,

ZONING DESCRIPTION

BEGINNING 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

LOCATION: 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 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
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR ZONING VARIANCE
15th Election District - 7th Councilmanic District
Case No. 87-519-A

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.
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 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
ARNOLD 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
MARVIN JAMES CARR, et ux,
Petitioners
: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
: Case No. 87-519-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 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
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER
June 30, 1987

JEAN M. H. JUNG
DEPUTY 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/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

Dear Mr. and Mrs. Carr:

This is to advise you that \$79.97 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 payable to Baltimore County, Maryland, and remit to, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 35958
DATE 7/1/87 ACCOUNT B-01-615-000
SIGN & POST
RETURNED
AMOUNT \$ 79.97
Mr. Marvin J. Carr, 7505 Iroquois Ave.,
Belto., Md. 21219
RECEIVED FROM
ADVERTISING & POSTING COSTS RE CASE #87-519-A
FOR
8012*****782718 8074f
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
BALTIMORE COUNTY
TOWSON, MARYLAND

District 15th Date of Posting 6/21/87
Posted for Variance
Petitioner Marvin James Carr, et ux
Location of property S/S Iroquois Ave., 170' E of
C/L of Lodge Farm Rd. (7505 Iroquois Ave.)
Location of Sign Facing Iroquois Ave. approx. 15' E of
roadway, on property of P.H. Carr
Remarks: Nothing
Number of Signs 1
Date of return 6/28/87

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 18, 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 June 18, 1987.

THE JEFFERSONIAN,

Susan Stuedemann Obrecht
Publisher

32.17

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 4, 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 June 4, 1987.

THE JEFFERSONIAN,

Susan Stuedemann Obrecht
Publisher

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle
4 N. Center Place
P.O. Box 8934
Dundalk, Md. 21222
June 18, 1987

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Regs. - Case 87-519-A - P.O. #88961 - Reg. #803264 - 82 lines @ \$32.80. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 19th day of June 1987; that is to say, the same was inserted in the issues of June 18, 1987

Kimbel Publication, Inc.
per Publisher.

By L.C. O'Neil

Mr. Marvin James Carr
Mrs. Clara Lee Carr
7505 Iroquois Avenue
Edgemere, Maryland 21219
May 28, 1987

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

TIME: 11:00 a.m.
DATE: Tuesday, July 7, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Mr. Marvin James Carr
Mrs. Clara Lee Carr
7505 Iroquois Avenue
Edgemere, Maryland 21219
May 18, 1987

NOTICE OF HEARING

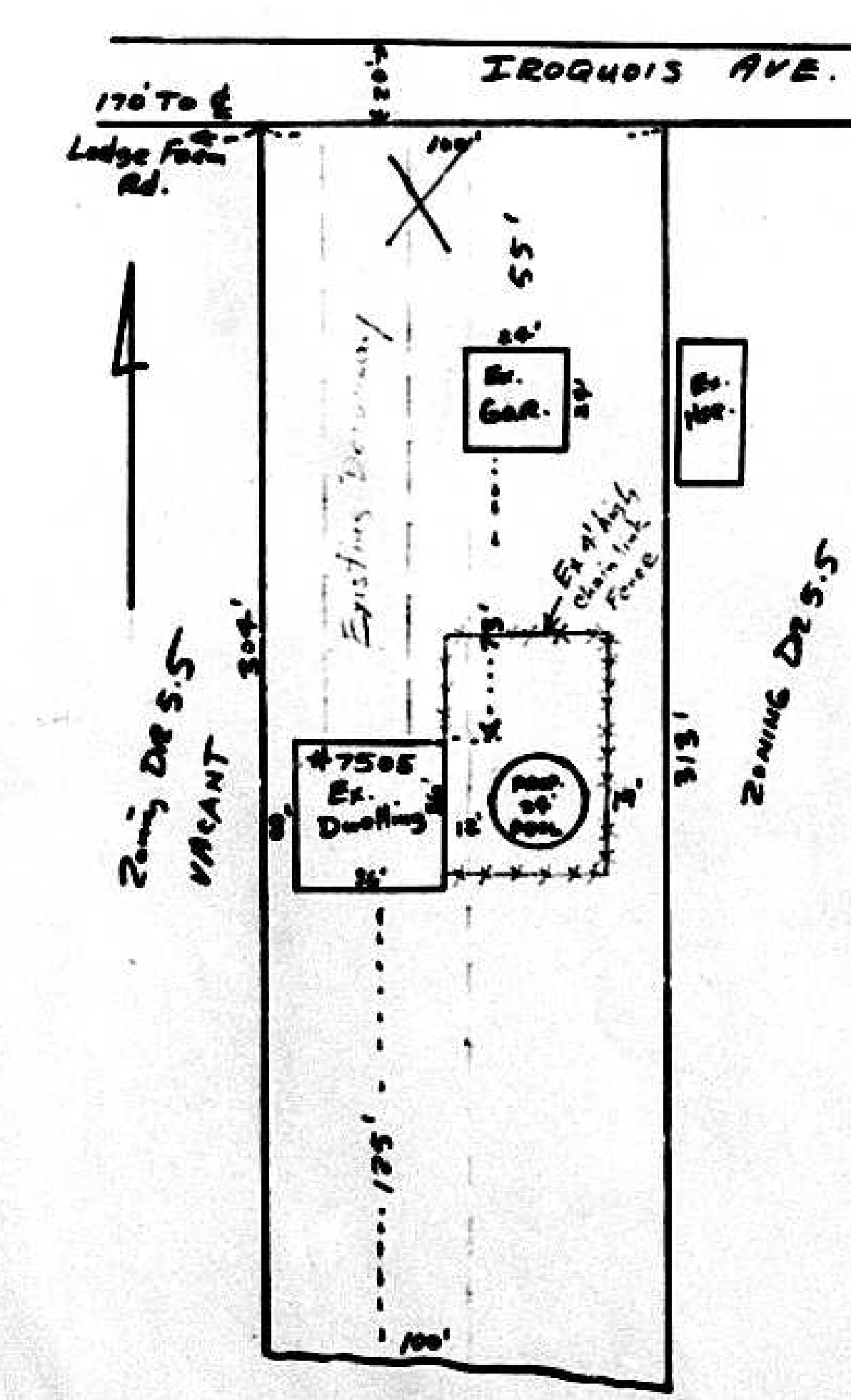
RE: PETITION FOR ZONING VARIANCE
S/S Iroquois Ave., 170' E of the c/l of
Lodge Farm Rd. (7505 Iroquois Ave.)
15th Election District - 7th Councilmanic District
Marvin James Carr, et ux - Petitioners
Case No. 87-519-A

TIME: 10:15 a.m.
DATE: Wednesday, June 24, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

AJmed

Arnold Jablon
Zoning Commissioner
of Baltimore County

DESS residential



PLAT FOR ZONING VARIANCE
OWNER-MARVIN J. & CLARA L. CARR
DISTRICT 15, ZONED FOREST-
SUBDIVISION-LODGE FOREST-
11143-11144, BALTIMORE, MD. 21219
EXISTING UTILITIES IN IROQUOIS AVE.
SCALE 1" = 10'

OLD ROAD 84Y 87-519-A

OFFICE COPY

2-11-88