

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 (Inground Swimming Pool) partly in the side yard area, in lieu 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 practical difficulty)

- 1.) The existing house having two rear yard areas.
- 2.) The depth of this lot only being 100 feet.
- 3.) The strange shape of the left property line.
- 4.) The very limited available buildable rear yard 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:

Legal Owner(s):

Joan M. Long
(Type or Print Name)
Signature
James C. Bates
(Type or Print Name)
Address
City and State
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 24th day of June, 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 a copy 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 24th day of June, 1987, at 10:30 o'clock A.M.

Arnold Jarlow
Zoning Commissioner of Baltimore County.

(over)

ZONING DESCRIPTION

Beginning on the south side of Yale Road, at the intersection with North River Drive, thence heading west on North River Drive 240 feet to the beginning point of Lot #2 in the subdivision of "Barewood Park" Plat # 2 C.H.K. #13 Folio 144. This lot being in the 15th Election District of Baltimore County located in the state of Maryland.

IN RE: PETITION FOR ZONING VARIANCE
S/S North River Drive, 240' E of the c/l of Yale Road
15th Election District
5th Councilmanic District
Joan M. Long, et al
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-520-A

The Petitioners herein request a variance to permit an accessory structure (Inground swimming pool) partly in the side yard area in lieu of the required rear yard.

Testimony by and on behalf of the Petitioners indicated that the subject property, which is 100' deep, is improved with a single family dwelling and attached garage. The house, which was constructed about 8 years ago, is located just 14 feet from the rear property line leaving no available rear yard space for a swimming pool. The land to the east and south of the site is unbuildable marsh land. There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing held 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; in the opinion of the Deputy Zoning Commissioner, the requested variance 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 24th day of June, 1987, that an accessory structure (Inground swimming pool) to be located partly in the side yard, in accordance with the

PETITION FOR ZONING VARIANCE

15th Election District - 5th Councilmanic District
Case No. 87-520-A

LOCATION: South Side North River Drive, 240 feet East of the Centerline of Yale Road

DATE AND TIME: Wednesday, June 24, 1987, at 10:30 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 use (In-ground swimming pool) partly in the side yard in lieu of the required rear yard

Being the property of Joan M. Long, et al, 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 JARLOW
ZONING COMMISSIONER
OF BALTIMORE COUNTY

plan submitted, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, from and after the date of this Order.

Joan M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date 6/24/87
By [Signature]

RE: PETITION FOR VARIANCE
S/S North River Dr., 240' E of C/L of Yale Rd., 15th District
JOAN M. LONG, et al.,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-520-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 Joan M. Long and James C. Bates, Petitioners, 6927 North River Dr., Baltimore, MD 21220; and Regina Pools & Spas, 2066 York Rd., Timonium, MD 21093, which requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

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

Arnold Jarlow
Zoning Commissioner

June 26, 1987

Ms. Joan M. Long
6927 North River Drive
Baltimore, Maryland 21220

RE: Petition for Zoning Variance
S/S North River Drive, 240' E of the c/l of Yale Road
15th Election District
5th Councilmanic District
Case No. 87-520-A

Dear Ms. Long:

Pursuant to the hearing recently held on the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted in accordance with the attached Order.

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

Very truly yours,

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

JMH:jbs

Enclosures

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

People's Counsel

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

ARNOLD JARLOW
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 17, 1987

Ms. Joan M. Long
Mr. James C. Bates
6927 North River Drive
Baltimore, Maryland 21220

RE: PETITION FOR ZONING VARIANCE
S/S North River Dr., 240' E of the c/l of Yale Rd.
15th Election District - 5th Councilmanic District
Joan M. Long, et al - Petitioners
Case No. 87-520-A

Dear Ms. Long and Mr. Bates:

This is to advise you that \$106.96 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 Zoning Office, Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND		35950	
OFFICE OF FINANCE - REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE 6/24/87	ACCOUNT E-01-615-000		
SIGN & DATE TO BE RETURNED		JUNE 24 1987	
RECEIVED FROM		Regina Pools & Spas, COZ Improvements, Inc., 2066 York Rd., Timonium, Md. 21093	
FOR		ADVERTISING & POSTING COSTS PZ CASE #87-520-A	
AMOUNT		\$ 106.96	
VALUATION OR SIGNATURE OF CASHIER			

MARYLAND PROFESSIONAL SERVICES
146 LAKE SHORE DRIVE • PASADENA, MARYLAND 21122

1-25-88

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 4, 1987

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

Zoning Petition Nos. 87-509-A, 87-510-XA,
SUBJECT: 87-512-A and 87-520-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.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slb

RECEIVED
JUN 8 1987
ZONING OFFICE

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 4, 1987

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

Chesapeake Bay Critical Area Findings -
SUBJECT: Jean M. Long, et al (87-520-A, Item #383)

In accordance with Section 8-1813 of the Chesapeake Bay Critical Area 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:

1. One (1) major deciduous trees, or two (2) conifers, or two (2) minor deciduous trees are planted and maintained on the lot. A combination of these three tree types is acceptable provided that 1,000 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.
2. Storm water runoff from impervious surfaces associated with this petition should be directed over previous areas such as lawn to encourage maximum infiltration.

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

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

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1987

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

000

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

Ms. Joan M. Long
6927 North River Drive
Baltimore, Maryland 21220

RE: Item No. 383 - Case No. 87-520-A
Petitioners: Joan M. Long, et al.
Petition Zoning Variance

Dear Ms. Long:

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.

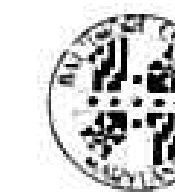
Very truly yours,

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

JED:kbb

Enclosures

cc: Regina Pools & Spas
2066 York Road
Timonium, Maryland 21090



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

STEPHEN E. COLLINS
DIRECTOR

April 24, 1987

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

Dear Mr. Jablon:

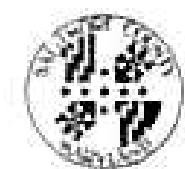
The Department of Traffic Engineering has no comments for items number 374, 376, 377, 378, 379, 380, 383, 384, 385, 390, and 391.

Very truly yours,

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

MSF:lt

6/24



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-2500

PAUL H. REINCKE
CHIEF

April 7, 1987

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

RE: Property Owner: Joan M. Long, et al (Critical area)

Location: S/S North River Drive (Dead end), 240' E. of centerline of Yale Road

Item No.: 383 Zoning Agenda: Meeting of 4/6/87

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.

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

REVIEWER: *John F. O'Neill*
Noted and Approved:
Planning Group
Special Inspection Division

Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

May 5, 1987

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

Dear Mr. Jablon:

Comments on Item # 383 Zoning Advisory Committee Meeting are as follows:

Property Owner: Joan M. Long
Location: S/S North River Drive, 240 ft E of centerline of Yale Road
District: 15th

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.S.S.I. #17-1 - 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 no plans and technical data.
- Commercial: Three sets of construction drawings sealed and stamped by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
- All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built 24" or interior lot line shall require a fire or party wall. See Table 101, Section 1104.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for maximum 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 101 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 Fixed Use _____. See Section 112 of the Building Code.
- 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 #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

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 may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burham
By: C. E. Burham, Chief
Building Plans Review

LJZ/RC

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 6/1/87
Posted for: Various
Petitioner: Joan M. Long et al
Location of property: 25 North River Drive, 240' E of Yale Rd.
Location of Signs: Signs on North River Drive, across 12' E of Yale Rd., on property of P.H. Harris
Remarks: _____
Posted by: [Signature] Date of return: 6/1/87
Number of Signs: 1

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,

Publisher

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, Md. 21221 JUNE 4, 1987

THIS IS TO CERTIFY, that the annexed advertisement of

JOAN M. LONG, ET AL, 15th ELECTION DISTRICT.
To advertise S/S NORTH RIVER DR., 240' E OF THE
C/L OF YALE RD. HEARING WEDNESDAY, JUNE 24, 1987
AT 10:30am. PO#88877 REQ# M03226. 126 line at \$63.00

was inserted in The Avenue News a weekly newspaper published in Baltimore County, Maryland once a week for ONE successive week(s) before the 5 day of JUNE 1987; that is to say, the same was inserted in the issues of 6/4 1987

The Avenue Inc.

per publisher

By Diane B. Goldwell

Ms. Joan M. Long
Mr. James C. Bates
6927 North River Drive
Baltimore, Maryland 21220

May 18, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S North River Dr., 240' E of the c/l
of Yale Rd.
15th Election District - 5th Councilmanic District
Joan M. Long, et al - Petitioners
Case No. 87-520-A

TIME: 10:30 a.m.

DATE: Wednesday, June 24, 1987

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

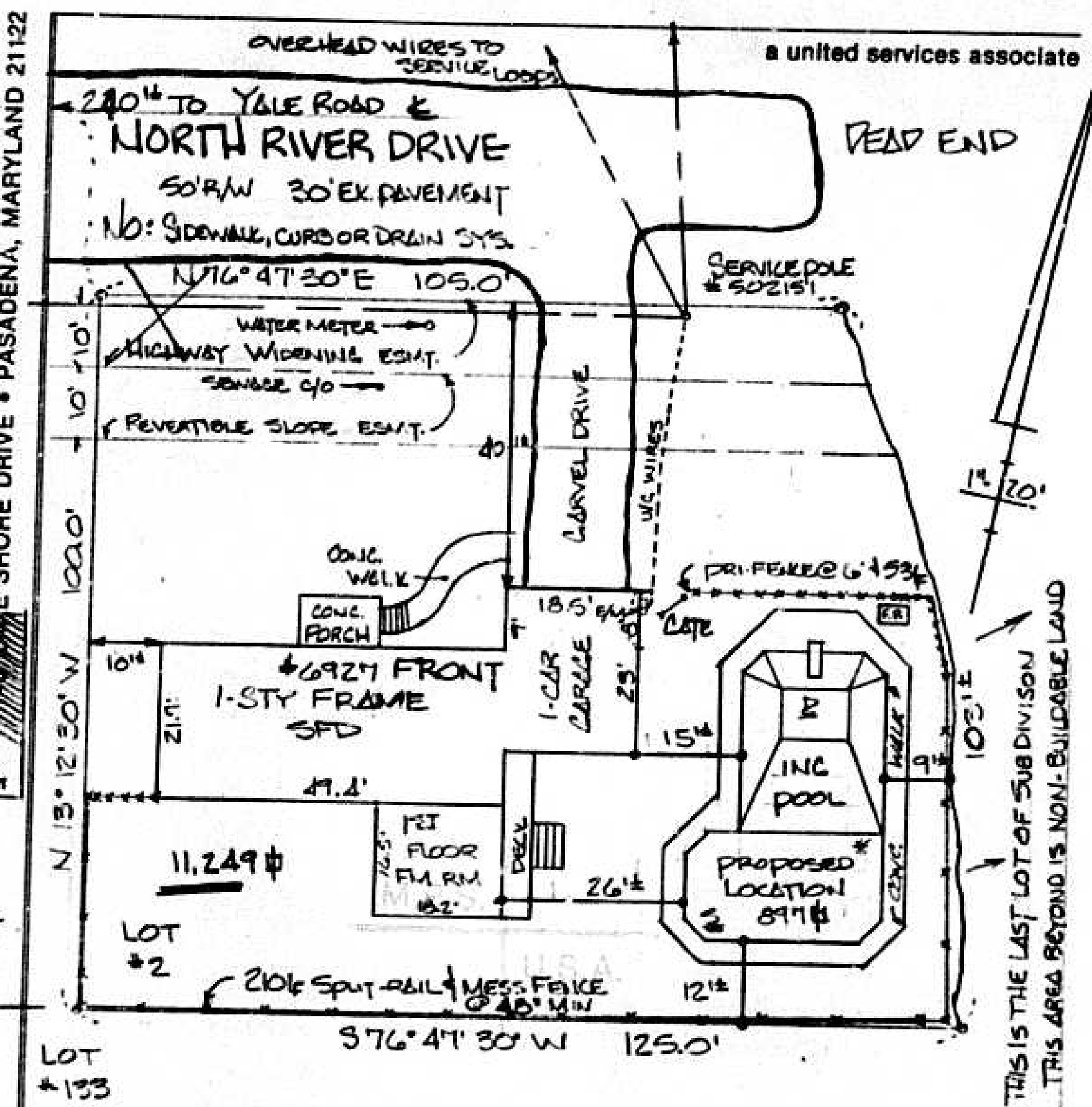
The Zoning Commission of Baltimore County, has authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing.

Persons desiring to be heard at the hearing should appear in person or by a duly authorized agent at the hearing on the date and at the time specified above. Any request for a stay of the hearing must be received in writing by the date of the hearing and above or made at the hearing.

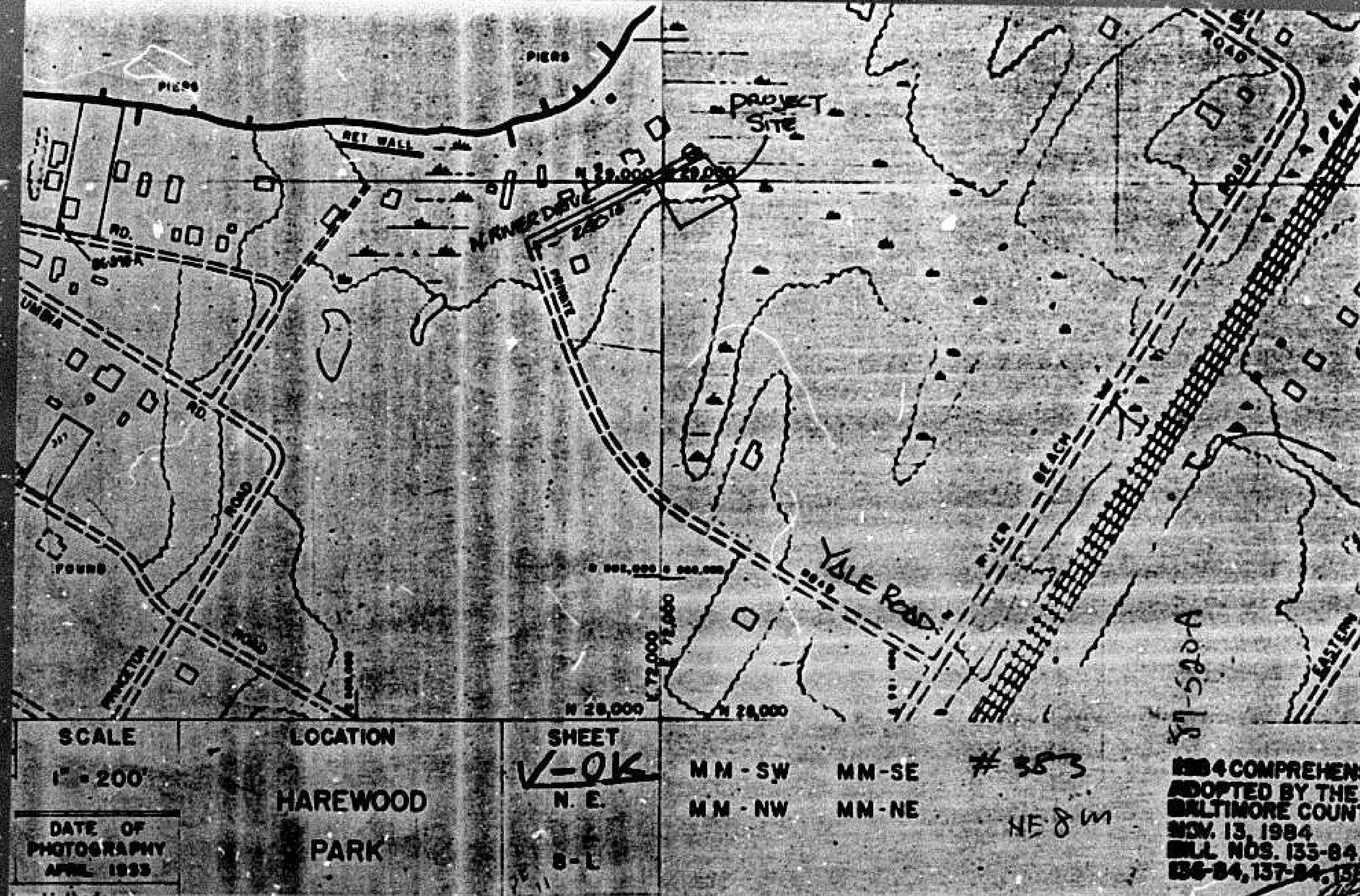
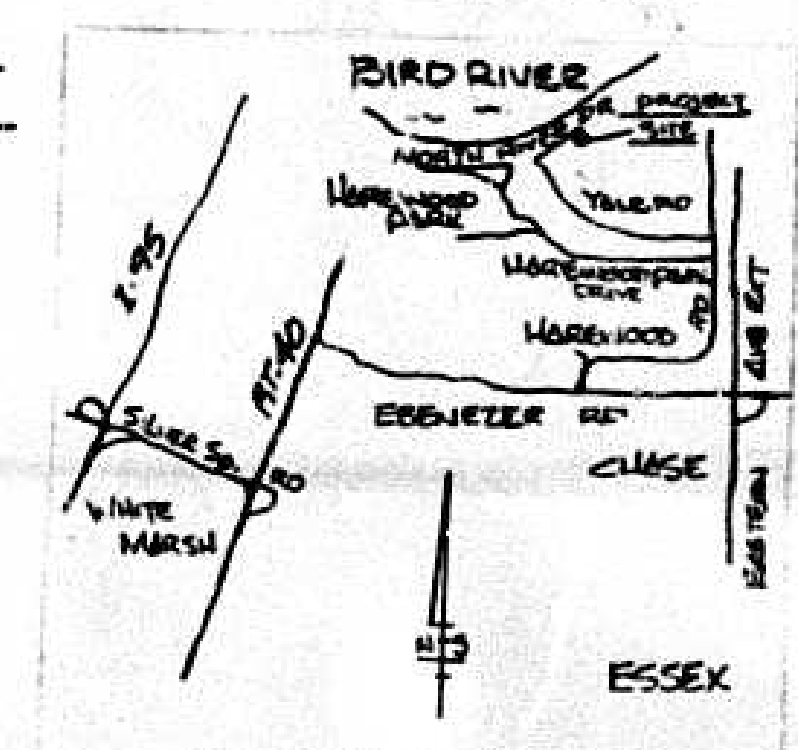
ATTEST:
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 32477
DATE: 3/25/87 ACCOUNT: 01-615-000
AMOUNT: \$ 35.00
RECEIVED BY: Regina Pools
FOR: Variance # 383
0153*****35004 0760F
VALIDATION OR SIGNATURE OF CASHIER

MARYLAND PROFESSIONAL SERVICES
111 E SHORE DRIVE • PASADENA, MARYLAND 21122



PROJECT LOCATION
"6927 NORTH RIVER DRIVE"
- HAREWOOD PARK CHASE MD -
LOT # 132 PLAT 2 CHASE NO. 15 F/WA.
SEE: "SUBDIVISION OF LOT # 132"
PLAT BOOK: EXHIBIT No. 45 F/123
DEED REF. 5836/0023
ZONED: DR.S.5
ZONING MAP: S.B.
Map 83 BLK 06 PARCEL 259
BALTO. CO. DIST. 15 PREC.
LAND AC. # 16.00-010132
LOT BEING 11.673#
OWNER
JOAN M. LONG
6927 NORTH RIVER DRIVE
CHASE MD 21220
PH # 385. 8909
REASON FOR VARIANCE 87-520-A
THIS LOT HAVING AN ADDITIONAL DIVIDING REAR YARD AREA IN TWO.



87-520-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
6th day of May, 1987.
Petitioner: Joan M. Long et al Received by: James E. Dyer
Attorney: _____ Chairman, Zoning Plans
Advisory Committee