

88-159-A
#58

End of Cross Creek Ct., 1010' W of Philpot
Rd. (10 Cross Creek Ct.)

10th E.D.

9/23/87

Variance - filing fee \$35.00 - Peter Nierenberg, et ux

9/23/87

Hearing set for 10/19/87, at 9:00 a.m., before Mrs. Nastarowicz

10/19/87

Advertising and Posting - \$95.92

10/20/87

Ordered by the Zoning Commissioner that the Petition for Variance to permit an accessory structure (in-ground swimming pool) in the side yard in lieu of the rear yard, in accordance with Petitioner's Ex. 1, is GRANTED with conditions.

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 420.1 TO PERMIT AN ACCESSORY STRUCTURE (SWIMMING POOL) TO BE LOCATED IN THE SIDE YARD INSTEAD OF THE 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)

MAP NW 224
E. D. 10
DATE 12/19/87
200
1000
4-2,900

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

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

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of September, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of October, 1987, at 9:00 o'clock A.M.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 6, 1987

Ms. Carla T. Nierenberg
1302 Southview Road
Baltimore, Maryland 21218

RE: Item No. 58 - Case No. 88-159-A
Petitioner: Peter Nierenberg, et ux
Petition For Zoning Variance

Dear Ms. Nierenberg:

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:kkb

Enclosures

cc: E.F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

DESCRIPTION

BEGINNING FOR SAME AT THE TERMINATION OF CROSS CREEK COURT 1010' (ONE THOUSAND TEN FEET) FROM THE INTERSECTION OF CROSS CREEK COURT WITH PHILPOT ROAD BEING LOT #13 (NUMBER THIRTEEN) OF PLAT 2 (TWO) CROSS CREEK RECORDED IN LIBRARY E.H.K.JR.52 FOLIO 136 AMONG PLAT RECORDS OF BALTIMORE COUNTY.

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 23rd day of September, 1987

Petitioner: Peter Nierenberg, et ux
Petitioner's Attorney: Received by: Chairman, Zoning Plans Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4600

Paul H. Reinecke
Chief
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

August 26, 1987

Re: Property Owner: Carla T. Nierenberg, et ux
Location: End of Cross Creek Court, 1010' W. of Philpot Road
Item No.: 58
Zoning Agenda: Meeting of 8/18/87

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: Noted and Approved: John F. O'Neill
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

PETITION FOR ZONING VARIANCE

10th Election District - 3rd Councilmanic District
Case No. 88-159-A

LOCATION: End of Cross Creek Ct., 1010 feet West of Philpot Road (10 Cross Creek Court)

DATE AND TIME: Monday, October 19, 1987, at 9:00 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 structure (swimming pool) in the side yard in lieu of the required rear yard

Being the property of Peter Nierenberg, 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.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP
Director of Planning and Zoning
Zoning Petitions No. 88-140-A, 88-141-A, 88-142-A, 88-143-A, 88-147-A, 88-148-A, 88-150-A, 88-152-A, 88-153-A, 88-154-A, 88-155-A, 88-156-A, 88-157-A, 88-158-A, 88-159-A
SUBJECT: 88-159-A, 88-159-A, 88-159-A, 88-159-A

There are no comprehensive planning factors requiring comment on the above numbered petitions.

Norman E. Gerber, AICP
Director

NEG:KAK:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
OCT 5 1987
ZONING OFFICE



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

J. ROBERT HAINES
ZONING COMMISSIONER

October 14, 1987

Mr. Peter Nierenberg
Mrs. Carla T. Nierenberg
1302 Southview Road
Baltimore, Maryland 21218

Re: Petition for Zoning Variance
End of Cross Creek Ct., 1010' W of Philpot Rd. (10 Cross Creek Ct.)
10th Election District - 3rd Councilmanic District
Peter Nierenberg, et ux - Petitioners
Case No. 88-159-A

Dear Mr. and Mrs. Nierenberg:

This is to advise you that \$95.92 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
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37954

DATE 10/10/87 ACCOUNT 3-01-115-000
STN & POST RETURNED AMOUNT \$ 95.92
Mr. Peter Nierenberg, 1302 Southview Rd.,
Baltimore, Md. 21218

ADVERTISING & POSTING COSTS RE CASE 88-159-A

3 8671a*****35222a P10wf

VALIDATION OR SIGNATURE OF CASHIER

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

J. Robert Haines
Zoning Commissioner

October 20, 1987

Mr. & Mrs. Peter Nierenberg
10 Cross Creek Court
Baltimore, Maryland 21218

RE: Petition for Zoning Variance
End of Cross Creek Court, 1010' W of Philpot Road
10th Election District; 3rd Councilmanic District
Peter Nierenberg, et ux - Petitioners
Case No. 88-159-A

Dear Mr. & Mrs. Nierenberg:

Pursuant to the recent hearing held on the subject case, please be advised that your Petition for Zoning Variance has been Granted, subject to the condition noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that you may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

AMN:djs
Enclosures

cc: People's Counsel

File

AUG 1 1987

Mr. Peter Nierenberg
Mrs. Carla T. Nierenberg
1302 Southview Road
Baltimore, Maryland 21218

September 23, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
End of Cross Creek Ct., 1010' W of Philpot
Rd. (10 Cross Creek Ct.)
10th Election District - 3rd Councilmanic District
Peter Nierenberg, et ux - Petitioners
Case No. 88-159-A

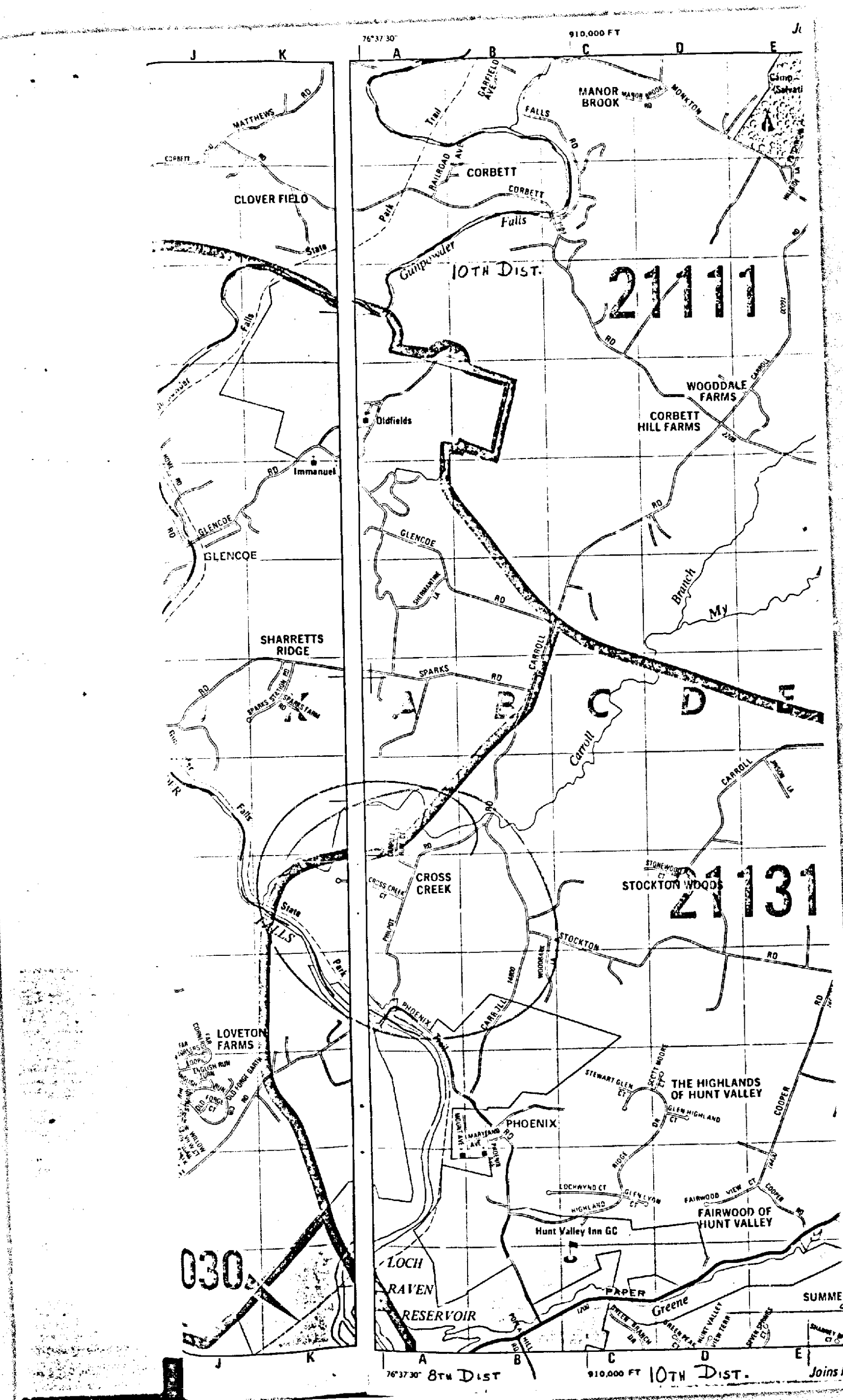
TIME: 9:00 a.m.

DATE: Monday, October 19, 1987

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

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

IM:mod
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 41448
DATE 8/7/87 ACCOUNT 01-615-000
AMOUNT \$ 35.00
RECEIVED FROM CARLA NIERENBERG
FOR TELL #58
B 8134*****3500: 0072F
VALIDATION OR SIGNATURE OF CASHIER



O.K. TO FILE 5/17/87
CA. Haines 4/28/87
BALTO. CO. HEALTH DEPT.
FINAL APPROVED PLAN

10TH DIST. 21111
21131
CROSS CREEK
10TH ELEC. DIST.
SCALE 1"=100'

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct. 1, 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
Oct. 1, 1987

THE JEFFERSONIAN,

Sharon Shedd O'Brien
Publisher

PETITION FOR ZONING
VARIANCE
10th Election District
3rd Councilmanic District
Case No. 88-159-A
LOCATION: End of Cross Creek
Ct., 1010' West of Philpot Road
(10 Cross Creek Ct.)
DATE AND TIME: Monday, Oc-
tober 19, 1987, at 9:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:
Petition for Zoning Variance to
permit an accessory structure (swim-
ming pool) in the rear yard on lot 13
the property of Peter
Nierenberg, et ux, as shown on plat
just filed with the County Office.
In the event that this Petitioner(s) is
granted a building permit, may be
issued within the thirty (30) day ap-
peal period. The Zoning Commis-
sioner 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
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
1987 Oct. 1

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 10TH Date of Posting 10/1/87
Posted for: Variance
Petitioner: Peter Nierenberg, et ux
Location of property: End of Cross Creek Ct., 1010' W of Philpot Rd.
10 Cross Creek Ct.
Location of Signs: at end of Cross Creek Ct., at business of driveway
leading to property, to end of Cross Creek Ct.
Remarks: Address of property added to sign for identification
Posted by: [Signature] Date of return: 10/2/87
Number of Signs: 1