

88-160-A
#522

SW/cor. Green Acre Rd. and Dunblane Rd.
(1021 Green Acre Rd.)

9th E.D.

9/23/87

Variance - filing fee \$35.00 - John B. Scott, Jr., 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 - \$98.69

10/19/87

Ordered by the Zoning Commissioner that the Petition for Variance to permit an accessory structure (in-ground swimming pool) outside of the third of the lot farthest removed from any street, in accordance with Petitioner's Ex. 1, is GRANTED with conditions.

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 ~~would~~ 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 14th day of October, 1987, that the herein Petition for Variance(s) to permit accessory structure (in-ground swimming pool) to be located outside of the third of in accordance with Petitioner's Exhibit 1, the lot farthest removed from any street, is hereby GRANTED, subject to the following:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

AMN:bjs


ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

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 500.1 to permit an accessory structure (pool) to be located outside of the third of the lot farthest removed from any street.

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 requested location is in the approximate middle of the property making it the safest site to locate the pool.
2. The requested location is of significant distances from our neighbors reducing the risk of disturbing them.
3. Locating the pool in the farthest quadrant would mean costly relocation of the electrical power lines and extensive regrading of our property risking drainage problems for us and our neighbors.

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:
(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):
John B. Scott, Jr.
(Type or Print Name)
Signature
Marina X. Scott
(Type or Print Name)
Signature
1021 Green Acre Road
Address
Baltimore, Maryland 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

MAP 3C
DATE 10/19/87
200
1000
4-41, 270
= 11, 604

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 2:00 o'clock

By J. Robert Haines
Zoning Commissioner of Baltimore County.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

October 19, 1987

Mr. & Mrs. John B. Scott, Jr.
1021 Green Acre Road
Baltimore, Maryland 21204

RE: Petition for Zoning Variance
SW/cor. Green Acre Road and Dunblane Road (1021 Green Acre Road)
9th Election District, 6th Councilmanic District
John B. Scott, Jr., et ux - Petitioners
Case No. 88-160-A

De J. & Mrs. Scott:

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 anyone, please be advised that you may file an appeal to the County Board of Appeals. For further information regarding filing an appeal, please contact this office.

Very truly yours,

Ann M. Nastarowicz
Deputy Zoning Commissioner
of Baltimore County

Enclosures

cc: People's Counsel

File

DESCRIPTION FOR VARIANCE
1021 GREEN ACRE ROAD
9TH ELECTION DISTRICT

Beginning at a point on the southwest corner of Green Acre Road and Dunblane Road and known as Lot No. 5, Block E, Section 3 of "Minebank", which is recorded in the Land Records of Baltimore County in Plat Book W.J.R. No. 27, Folio 102.

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 John B. Scott, Jr., et ux
Petitioner's Attorney

J. Robert Haines
ZONING COMMISSIONER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 6, 1987

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

Mr. John B. Scott, Jr.
1021 Green Acre Road
Baltimore, Maryland 21204

RE: Item No. 522 - Case No. 88-160-A
Petitioner: John B. Scott, Jr., et ux
Petition for Zoning Variance

Dear Mr. Scott:

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/KLB
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

PETITION FOR ZONING VARIANCE

9th Election District - 6th Councilmanic District

Case No. 88-160-A

LOCATION: Southwest Corner Green Acre Road and Dunblane Road (1021 Green Acre Road)

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 third of the lot farthest removed from any street

Being the property of John B. Scott, Jr., 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
Fire Department
Towson, Maryland 21204 2386
494-4500

Paul H. Reincke
Chief

June 19, 1987

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

Re: Property Owner: John B. Scott, Jr., et ux
Location: SW/C Green Acre Road and Dunblane Road

Item No.: 522

Zoning Agenda: Meeting of 6/23/87

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/

Mr. John B. Scott, Jr.
Mrs. Marina X. Scott
1021 Green Acre Road
Baltimore, Maryland 21204

September 23, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/cor. Green Acre Rd. and Dunblane Rd.
(1021 Green Acre Rd.)
9th Election District - 6th Councilmanic District
John B. Scott, Jr., et ux - Petitioners
Case No. 88-160-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
Zoning Commissioner
of Baltimore County

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

No. 37610

DATE 10/19/87 ACCOUNT 01-615

AMOUNT \$ 35.00

RECEIVED FROM John B. Scott

FOR Filing Fee on Variance Item 522

8 B120*****32001: 814F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

J. ROBERT HAINES
ZONING COMMISSIONER

October 14, 1987

Mr. John B. Scott, Jr.
Mrs. Marina X. Scott
1021 Green Acre Road
Baltimore, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
SW/cor. Green Acre Rd. and Dunblane Rd.
(1021 Green Acre Rd.)
9th Election District - 6th Councilmanic District
John B. Scott, Jr., et ux - Petitioners
Case No. 88-160-A

Dear Mr. and Mrs. Scott:

This is to advise you that \$98.69 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 21204, before the hearing.

Sincerely,

J. Robert Haines
Zoning Commissioner

JRH:eed

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

No. 37953

DATE 10/19/87 ACCOUNT 01-615

AMOUNT \$ 98.69

RECEIVED FROM Mrs. Marina X. Scott, 1021 Green Acre Rd., Balto., MD, 21204

FOR PLANNING & POSTING COSTS RE CASE #88-160-A

8 B120*****32001: 814F

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-5554



Dennis F. Rasmussen
County Executive

July 9, 1987

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

Dear Mr. Jablon:

The Bureau of Traffic Engineering has no comments for items numbered 516, 517, 519, 520, 521, 522, 523, 524, 525, and 526.

Very truly yours,

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

MSF:lt

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

Date: September 29, 1987

Norman E. Gerber, AICP
FROM: 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,
SUBJECT: 88-158-A, 88-159-A, 88-160-A, 88-161-A

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

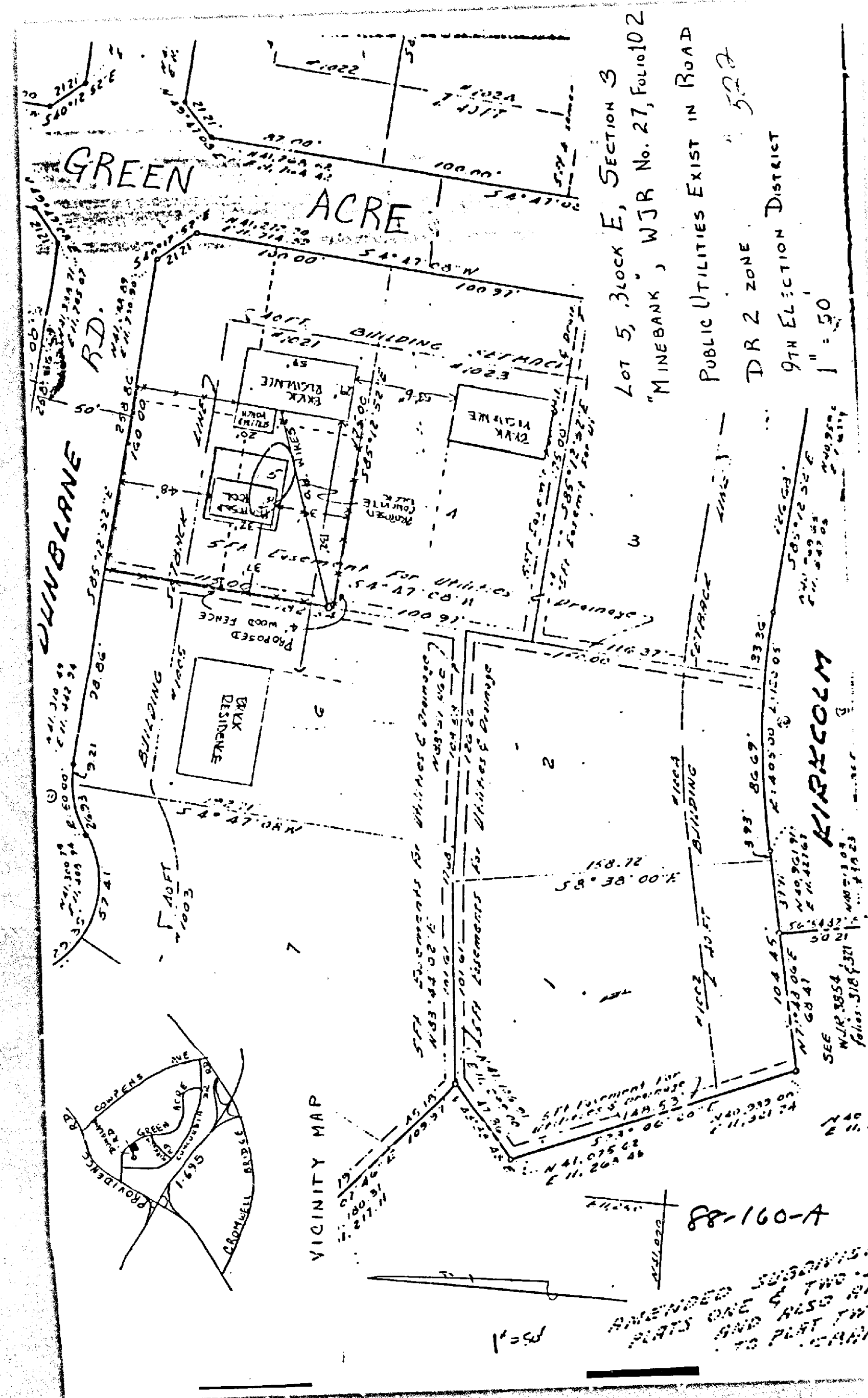
Norm E. Gerber
Norman E. Gerber, AICP
Director

NEG:KAK:dm

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

RECEIVED
OCT 5 1987
ZONING OFFICE

CPS-nne



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting: 10/1/87

District: 9.7h
Post 1 for: Variance
Petitioner: John B. Scott, Jr. et al.
Location of property: SW corner of Dunblane Rd. & Green Acre Rd.
Location of Sign: Corner of Dunblane Rd. & Green Acre Rd.
Remarks: 20' Easement, or, property of Baltimore County
Posted by: [Signature]
Number of Signs: 1
Date of return: 10/1/87

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,

Susan Sander Christ
Publisher

PETITION FOR ZONING
VARIANCE
4th Commission District
Case No. 88-160-A
LOCATION: Southwest Corner
Green Acre Road and Dunblane
Road (103 Green Acre Road)
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 con-
sisting of a shed on the lot of the
lot owner, as shown on plat
No. 1, filed with the Zoning Office.
In the event the petition is
granted, a building permit may be
issued within the 30-day ap-
peal period. The Zoning Commis-
sioner will, however, entertain any
request for a stay of the issuance of
such permit during that period for
good cause shown. Such request
must be received in writing by the
date of the hearing set above on
made at the hearing.
By Order Of
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
10/09 Oct. 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept 30, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 30, 1987

TOWSON TIMES,

Susan Sander Christ
Publisher

PETITION FOR ZONING
VARIANCE
4th Commission District
Case No. 88-160-A
LOCATION: Southwest Corner
Green Acre Road and Dunblane
Road (103 Green Acre Road)
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 con-
sisting of a shed on the lot of the
lot owner, as shown on plat
No. 1, filed with the Zoning Office.
In the event the petition is
granted, a building permit may be
issued within the 30-day ap-
peal period. The Zoning Commis-
sioner will, however, entertain any
request for a stay of the issuance of
such permit during that period for
good cause shown. Such request
must be received in writing by the
date of the hearing set above on
made at the hearing.
By Order Of
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
10/09 Oct. 1