

IN RE: PETITION FOR VARIANCE
NE/Cor. Loyola Road & University Drive
(12911 Loyola Road)
15th Election District
5th Council District

Bruce Trentler, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-079-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Bruce and Michele Trentler. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located in the third of the lot closest to the road in lieu of the required third of the lot farthest removed from any street. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Michele Trentler, property owner. Although there were no Protestants or other interested persons present, it is to be noted that the Petition was filed as the result of a violation issued by the Department of Permits and Development Management, Code Inspection and Review Division, as to the location of the subject swimming pool.

Testimony and evidence offered revealed that the subject property is a rectangularly shaped lot, located on the southeast corner of the intersection of Loyola Road and University Drive in the Harewood Park subdivision of eastern Baltimore County, not far from Middle River. The property consists of a gross area of 0.184 acres, more or less, zoned D.R.5.5, and is improved with a single family dwelling, known as 12911 Loyola Road. In addition to the dwelling, the property also features an attached deck, approximately 11.5 x 23' in dimension, and a detached 12' x 24' shed in the northeast corner of the rear yard. Off-street parking is provided by way of a macadam-

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Date

By

11/13/00

[Signature]

paved parking pad on the front portion of the lot, adjacent to Loyola Road. The Petitioners have owned and resided on the property for approximately 5 years

The subject of the variance request relates to an aboveground swimming pool which was constructed this past summer in approximately the center of the yard, not far from the rear of the dwelling. Mrs. Trentler indicated that she and her husband were unaware that a permit was necessary for the construction of the pool, which she indicated is approximately 15' x 24' in dimension and 53 inches tall. Under Section 400.1 of the B.C.Z.R., the pool must be located in the third of the yard furthest removed from any side street, or University Drive. Mrs. Trentler indicated that the pool could not be located in that corner of the yard, due to the location of the existing shed and deck off the rear of the house. She also indicated that there was no objection by any of her neighbors as to the location of the pool.

After due consideration of the testimony and evidence presented, it does not appear that the pool presents any adverse impacts on adjacent properties and that relief should be granted. However, it is to be noted that Zoning Advisory Committee (ZAC) comments were received from the Office of Planning (OP) and the Department of Environmental Protection and Resource Management (DEPRM) which will be incorporated as conditions to the grant of the relief. The Office of Planning recommends that landscaping be added to provide a buffer of the uses on the subject property from adjacent properties, and that a landscape plan be submitted showing evergreen-type trees which will screen the pool and other improvements on the property from public view. This appears to be an appropriate condition to insure that the Petitioners use of their property does not adversely impact other properties. Thus, I will require that the Petitioners submit a landscape plan for review and approval by the Office of Planning for this purpose.

Second, the Department of Environmental Protection and Resource Management (DEPRM) stated within their comment that the property is subject to the Chesapeake Bay Critical Area regulations, due to its close proximity to Middle River, and that the present use of the property might be violative of those requirements. Specifically, the regulations prohibit more than 25% of any lot from coverage with impervious surface. The grant of this zoning variance does not

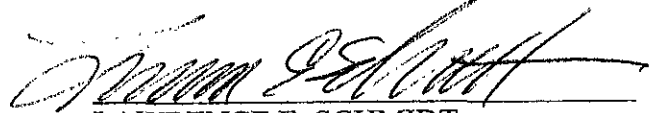
ORDER RECEIVED FOR FILING
Date 11/3/11
By [Signature]

excuse or exempt the Petitioners from compliance with these regulations. At the hearing, it was indicated that the macadam parking pad might be replaced with a pervious (gravel) surface, the shed might be removed, or other steps taken to comply with these requirements. In any event, variance relief will be conditioned upon the Petitioners' compliance with the Chesapeake Bay Critical Areas standards, and any recommendations made by DEPRM in order to resolve this issue.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of November, 2000 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool) to be located in the third of the lot closest to the road in lieu of the required third of the lot farthest removed from any street, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Within thirty (30) days of the date of this Order and prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by the Office of Planning. Said plan shall be sufficient to screen the pool and shed from adjacent properties.
- 3) Compliance with all DEPRM requirements, as set forth in their ZAC comments dated September 21, 2000, a copy of which is attached hereto and made a part hereof. Failure to comply with these requirements will result in this variance being null and void.
- 4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/13/00
By [Signature]

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RB*
DATE: September 21, 2000
SUBJECT: Zoning Item #079
12911 Loyola Road

Zoning Advisory Committee Meeting of September 11, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property may need to comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X The proposed pool would put the lot over the 25% maximum impervious surface limitation. Therefore, the permit for this pool may be denied by DEPRM.

Reviewer: Glenn Shaffer

Date: September 19, 2000

ORDER RECEIVED FOR FILING

Date 11/13/00

By [Signature]



Baltimore County
Zoning Commissioner

November 13, 2000

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

Mr. & Mrs. Bruce Trentler
12911 Loyola Road
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
NE/Corner Loyola Road & University Drive
(12911 Loyola Road)
15th Election District - 5th Council District
Bruce Trentler, et ux - Petitioners
Case No. 01-079-A

Dear Mr. & Mrs. Trentler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401
Code Enforcement Division, PDM; Office of Planning; DEPRM
People's Counsel; Case File

Census 2000

For You, For Baltimore County

Census 2000



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12911 Loyo LA RD

which is presently zoned D.R.-5.5

This Petition shall be filed with the Department of Permits and Development Management. 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(s) 400.1 to permit an accessory

structure (swimming pool) be located in the third of the lot closest to the road in lieu of the required third of the lot farthest removed from the road.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The pool is on the side closest to the road because we have a deck on the left back side, and a shed in back with a 12ft utility easement in rear.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 01-079-A

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By ph Date 8/16/00

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Date

By

REV 9/15/98

Zoning Description for 12911 Loyola Rd

Beginning at a point on the NE Corner of Loyola Rd. and University Dr. which is 20 ft. wide at the distance of 180 ft. south west of the centerline of the nearest improved intersecting street University which is 20 feet wide. Being lot #A

in the subdivision of Harewood Park as recorded in Baltimore County Plat Book #7, Folio #131 containing 8,000 square ft. Also known as 12911 Loyola Rd. and located in the 15 Election District, 5th Councilmanic District.

BALTIMORE COUNTY, MAR AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

8525.

DATE 8/16/00 ACCOUNT R001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Michelle Tranter

FOR: code 010 Zoning Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

T Jan 1 079

CASHIER'S VALIDATION

PAID RECEIPT

PAID BY REVENUE TIME 15:48:26
DATE 8/17/2000 BY 8/18/2000
CASHIER PAID 1000 DEBITER 9
DATE 5 500 ZONING VARIATION
PAID BY 01762 PAID BY
CASHIER 005239

PAID TOT 50.00
PAID BY 100.00 00
PAID BY 50.00 00

DATE PAID 8/17/2000

ZONING NOTICE

CASE # 01-079-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

3301 407 COMMUNITY COLLEGE
PLAZA BLDG. 401 BAYVIEW AVENUE
TOWSON, MARYLAND 21206
DATE AND TIME: AT 10:00 AM
REQUEST: VARIANCE TO PERMIT AN

ACCESSORY STRUCTURE (SWIMMING POOL) ITS
BASIN AND INLET PUMP OUT AT CURB
TO THE ROAD IN FRONT OF THE PROPERTIES
LOCATED AT 401 BAYVIEW AVENUE, TOWSON, MARYLAND

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-079-A
12911 Loyola Road
NEC University Drive and
Loyola Road
15th Election District
5th Councilmanic District
Legal Owner(s): Michele &
Bruce Trentier

Variance: to permit an accessory structure (swimming pool) to be located in the third of the lot closest to the road in lieu of the required third of the lot farthest removed from the road.

Hearing: Thursday, October 5, 2000 at 10:00 a.m.
In Room 407, County Courts Building, 401 Bes-
ley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For Information concerning the file and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/9/755 Sept 19 C420616

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/21, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/19, 2000.

THE JEFFERSONIAN,
S. Wilkinson

LEGAL ADVERTISING



CERTIFICATE OF POSTING

RE: Case No.: 01-079-A

Petitioner/Developer: _____

MICHAEL & BRUCE TRENTLER

Date of Hearing/Closing: OCT. 5, 2000

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

12911 LOYOLA ROAD - 21220

The sign(s) were posted on SEPT. 20, 2000

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

RE: PETITION FOR VARIANCE
12911 Loyola Road, NEC University Drive
and Loyola Rd
15th Election District, 5th Councilmanic

Legal Owner: Bruce & Michelle Trentler
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-79-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of September, 2000 a copy of the foregoing Entry of Appearance was mailed to Bruce & Michelle Trentler, 12911 Loyola Road, Baltimore, MD 21220, Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

September 8, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-079-A
12911 Loyola Road
NEC University Drive and Loyola Road
15th Election District – 5th Councilmanic District
Legal Owners Michele & Bruce Trentler

Variance to permit an accessory structure (swimming pool) to be located in the third of the lot closest to the road in lieu of the required third of the lot farthest removed from the road.

HEARING: Thursday, October 5, 2000, at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".
GDZ

Arnold Jablon
Director

C: Bruce & Michele Trentler, 1291 Loyola Road, Baltimore 21220

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: SEPTEMBER 20, 2000.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 19, 2000 Issue – Jeffersonian

Please forward billing to:

Michele Trentler
12911 Loyola Road
Baltimore, MD 21220

410 335-8643

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-079-A
12911 Loyola Road
NEC University Drive and Loyola Road
15th Election District – 5th Councilmanic District
Legal Owners Michele & Bruce Trentler

Variance to permit an accessory structure (swimming pool) to be located in the third of the lot closest to the road in lieu of the required third of the lot farthest removed from the road.

HEARING: Thursday, October 5, 2000, at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.



Lawrence E. Schmidt
GDZ

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-079-A
Petitioner: Michele Trentler
Address or Location: 12911 Loyola RD BALTO. MD 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michele Trentler
Address: 12911 Loyola RD
BALTO. MD 21220
Telephone Number: 410-335-8643



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 29, 2000

Bruce & Michele Trentler
12911 Loyola Road
Baltimore, MD 21220

Dear Mr. & Mrs. Trentler:

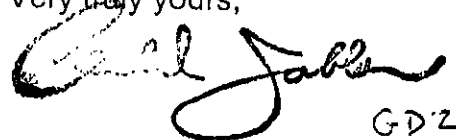
RE: Case Number: 01-079-A, 12911 Loyola Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 16, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,



W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: October 3, 2000

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2000
Item Nos. 070, 071, 072, 073, 075, 078,
079, 081, 082, 085, 086, 087, 088, 089,
090, 091, 092, 093, 094, 095, 097, 098,
100, 101, 103, and 104.

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



September 19, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF September 11, 2000

Item No.: SEE BELOW

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS REGARDING THE FOLLOWING:

ITEM #'S 070, 071, 072, 073, 074, 075, 079, 080, 081, 082, 083,
084, 085, 086, 087, 088, 089, 092, 093, 094, 095, 097,
098, 099, 100, 101, 102, 103, AND 104

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *MB*
DATE: September 21, 2000
SUBJECT: Zoning Item #079
12911 Loyola Road

Zoning Advisory Committee Meeting of September 11, 2000

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property may need to comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- X The proposed pool would put the lot over the 25% maximum impervious surface limitation. Therefore, the permit for this pool may be denied by DEPRM.

Reviewer: Glenn Shaffer

Date: September 19, 2000

SEP 19 10 15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: September 18, 2000

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SEP 19

SUBJECT: 12911 Loyola Rd

INFORMATION:

Item Number: 01-079

Petitioner: Bruce & Michele Trentler

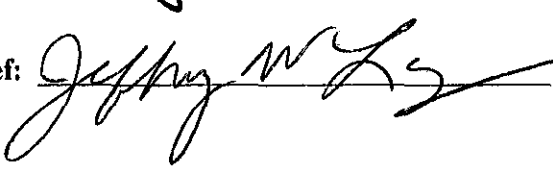
Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning conducted an inspection of the subject site which revealed that the swimming pool for which the applicant is seeking a variance is already constructed. Additionally, there is a large boat stored adjacent to said pool. Should the request be granted, the applicant should be required to submit to this office a landscape plan (consisting of evergreen plant types such as Leyland Cypress) that effectively screens the boat and the swimming pool from public view.

Prepared by: 

Section Chief: 

AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

LS 10/5

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 10-2-00

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 079 BR

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: September 7, 2000

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 079
Legal Owner/Petitioner: Bruce Sr. & Michelle Trentler
Contract Purchaser: n/a
Property Address: 12911 Loyola Rd. Balto. Md. 21220
Location Description: Harewood Park

MAILED
COPY

9-20-00
GDZ

VIOLATION INFORMATION: Case No. 00-6255
Defendants: Bruce & Michelle Trentler

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Roy List	DEPRM M.S. 3404

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- X 1. Complaint letter/memo/email/fax (if applicable)
- X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- 3. State Tax Assessment printout
- 4. State Tax Parcel Map (if applicable)
- 5. MVA Registration printout (if applicable)
- 6. Deed (if applicable)
- 7. Lease-Residential or Commercial (if applicable)
- 8. Photographs including dates taken
- X 9. Correction Notice/Code Violation Notice
- 10. Citation and Proof of Service (if applicable)
- 11. Certified Mail Receipt (if applicable)
- 12. Final Order of the Code Official/Hearing Officer (if applicable)
- 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/JK
C: Code Enforcement Officer

CODE ENFORCEMENT REPORT

DATE: 8/8/00 INTAKE BY: DEPRM CASE #: 00-6255 INSPEC: J. Kemp

COMPLAINT LOCATION: 12911 Loyola Rd

ZIP CODE: DIST:

COMPLAINANT NAME: Roy List. PHONE #: (H) (W) 3980

ADDRESS: ZIP CODE:

PROBLEM: Pool w/o Permit

OWNER/TENANT INFORMATION:

AX ACCOUNT #: ZONING:

INSPECTION: 8/10/00 Site Insp. - Pool installed w/o permit. V.N. 122764 given to H/O Re-check 8/12/00

INSPECTION: 8/17/00 Appl. has been made Ext. to 8/24 (See Attached) 8/24/00 Ext. to 9/25/00 Zoning Var. Applied for

INSPECTION:

INSPECTION:



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-3355 Extension
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 18, 24 OR 26 OF THE BALTIMORE COUNTY CODE, ZONING OR OTHER CODES, REGULATIONS, AND POLICIES AS INDICATED BELOW:

Violation Notice No.	08122764
Case No.	

Election District: 15 Permit No.

Name (s)

Address: 12911 Loyola Rd

Location of Violation (if different than address)

Vehicle License No.

Vehicle ID

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code

§§

§§

Zoning Regulations Violated

§§

§§

Building Code (BOCA):

§§

§§

Livability Code (. 18-66):

§§

§§

Investment Property Act (. 7-66):

§§

Electrical Code (NEC):

§§

Plumbing Code (NSPC):

§§

Dwelling (CABO):

§§

Other: §§

COMMENTS OR OTHER VIOLATIONS:

Secure Permit for 15' x 34' Pool

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED:

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

DATE ISSUED:

INSPECTOR:

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE
PLEASE READ CAREFULLY.

DEFENDANT

30 H 11 066 University
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DIVISION OF INSPECTION AND ENFORCEMENT
INSPECTION REQUEST

DATE RECEIVED: 8/8/00

SC #

Complainant Information

Name: ROY LIST

Address:

Telephone: Home: () Work: () 3980

Site Information

Location: 12911 LOMALA RD Election District: 15

Description: ABOVE GROUND POOL BEING INSTALLED - NO RECORD OF PERMIT

Inspector Comments

Inspection Date:

Action Taken: 8/8 FAX BLDG INSP

Completion Date:

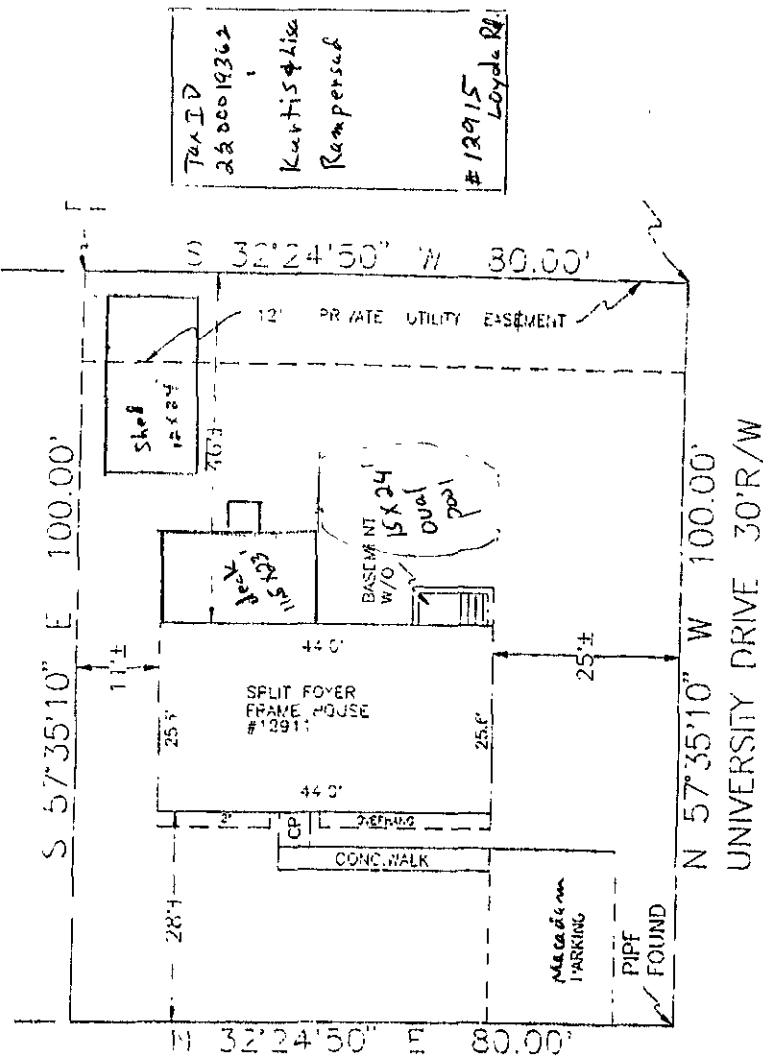
Inspector:

Post-It® Fax Note 7671		Date 8/8	# of pages 1
To ERROL ECKER	From ROY LIST	Co./Dept. BLDG INSP	Co. DEPRM
Phone #	Phone # 3980	Fax # 8081	Fax #

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

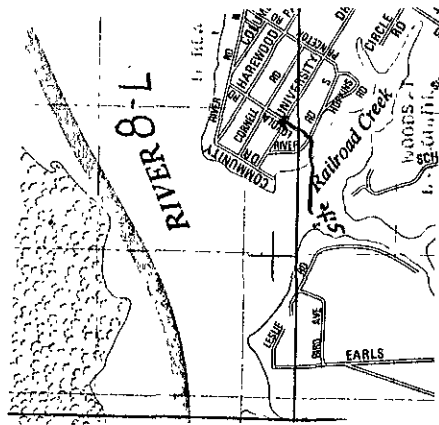
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 12911 Loyola Rd.
 Subdivision name: Harewood Park
 plat book # 1, folio # 131, lot # A, section #
 OWNER: Bruce & Michele Trentler, Sr



Tax ID
2200019362
Kurtis & Lisa
Rampersad
#12915
Loyola Rd.

LOYOLA ROAD
30'R/W



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15
 Councilmanic District: 5
 1"=200' scale map#: NE 8-L
 Zoning: D.R.-55
 Lot size: 0.184 acreage 8,000 square feet

SEWER: ☒ public ☐ private
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☐ ☒ ☐
 Prior Zoning Hearings: ☐ ☒ ☐

Violation # 122764-Kemp
 Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

079 01-079-A



North

date: 8/15/00

prepared by: M.T.

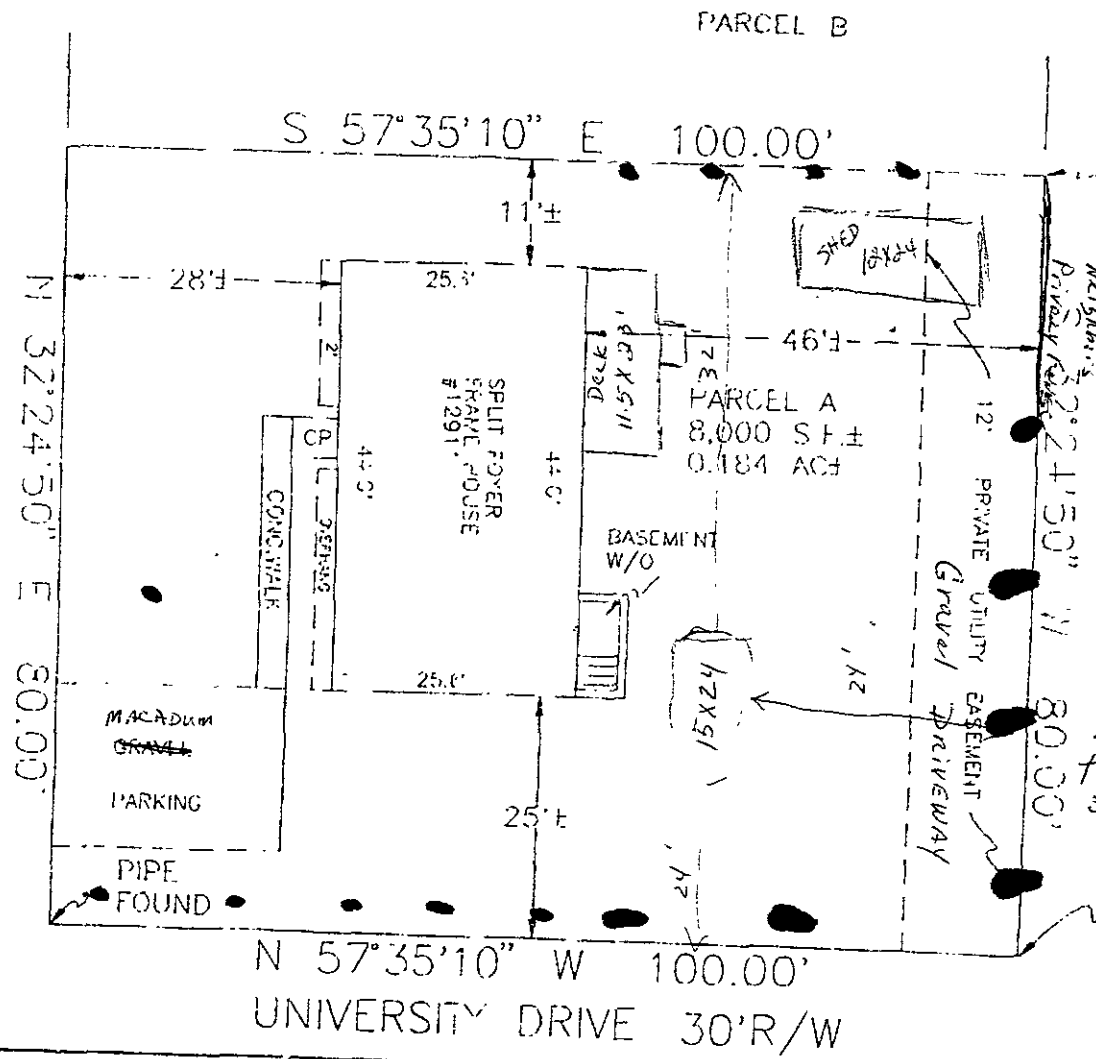
Scale of Drawing: 1"= 20'

NOTES:

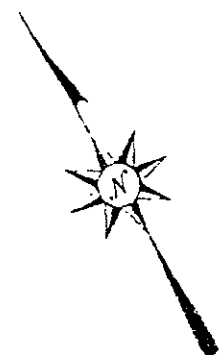
- 1) BRT information, if shown, was obtained from existing record plot or local agencies and is not guaranteed by NIT, Inc.
- 2) Boundary line and/or flood zone information is subject to the interpretation of the originator.
- 3) NIT, Inc. does not certify to unknown or unrecorded encroachments or overlaps.
- 4) Property markers NOT found, or guaranteed by this location.
- 5) Setback distance accuracy 1'±

Existing trees in black;
bushes in red;
New trees to be planted in green
Leland Cypress

LOYOLA ROAD
30'R/W



PIPE FOUND



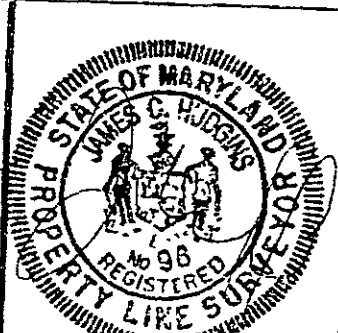
Plan is acceptable to the Office of Planning.

P.O.B.
Jeffrey W. Long
1/2/01

Subject property is shown in Zone C on the FIRM Map of Baltimore County Maryland on Community Panel 240010 455B Effective MARCH 2, 1981

This is to certify that I have surveyed the property shown hereon, being known as 12911 LOYOLA ROAD and recorded among the land records of Baltimore County, Maryland in LIBER 10570 folio 164 for the purpose of locating the improvements thereon.

* This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing purposes.
* This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
* This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or for securing financing or refinancing



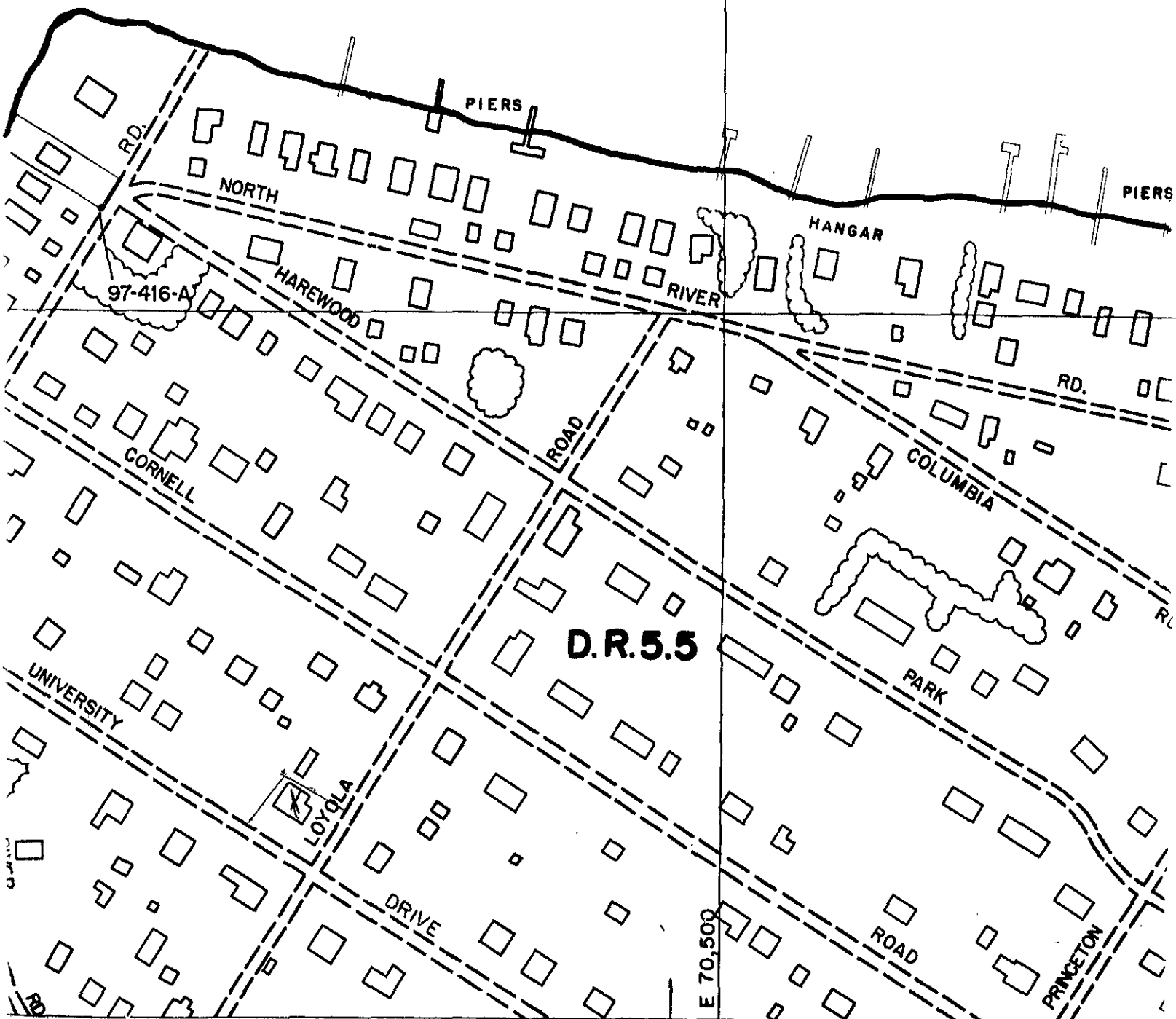
J. Carl Higgins PLS #96

LOCATION DRAWING
12911 LOYOLA ROAD
BALTIMORE COUNTY, MARYLAND

15TH ELECTION DISTRICT

NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Ph. (410)442-2031
Fax No. (410)442-1315

Scale:	1" = 20'
Date:	4-6-95
Field By:	J.D.C.
Drawn By:	J.D.C.
Drawing #	95839WM



Y
ZONING
MAP

NE 8-L

#079

SCALE

1" = 200' ±

DATE
OF
PHOTOGRAPHY