

73-134-A #12 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

That we, Mr. & Mrs. Melvin Rajnish, legal owners 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 1400.38.3 to permit a side yard setback of 25 feet instead of the required 50 feet

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

At present there is a dwelling located on the premises and your Petitioners wish to enlarge the present location and are unable to move the present dwelling from its present foundation.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

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.

Contract purchaser
Helen Rajnish
Legal Owners
Address: Box 191 - Bird River Grove Road
White Marsh, Md. 21162

BY
Robert J. Romacka, Petitioner's Attorney
Address: 809 Eastern Boulevard
Baltimore, Md. 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day

of November 1972, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of December, 1972, at 10:15 o'clock

Eric D. Henna
Zoning Commissioner of Baltimore County
(over)

BALTIMORE COUNTY, MARYLAND No. 5835
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Dec. 6, 1972 ACCOUNT# 660

AMOUNT \$13.25

DISTRIBUTION
WHITE - CASHIER
HELVIN H. RAJNISH
Rt. 1 Box 191
Bird River Grove Road
White Marsh, Md. 21162
Advertising and posting of property
#73-134-A

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received* this 5th day of

Oct 1972. Item #

Eric D. Henna
Zoning Commissioner

Petitioner *Rajnish* Submitted by *Romacka*

Petitioner's Attorney *Romacka* Reviewed by *JRB*

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Being located on the north side of Bird River Grove Road approximately 2000 feet northeast of Ebenezer Road and thence running the four (4) following courses and distances:

- (1) North 84°55' West 125.0 feet
- (2) South 10°05' West 200.0 feet
- (3) North 84°55' West 125.0 feet
- (4) South 10°05' West 200 feet to the place of beginning

FUNCTION	Wall Map		Original	Duplicate	Tracing	200 Sheet	
	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map							
Petition number added to outline							
Denied							
Granted by ZC, RA, CC, CA							
Reviewed by: <i>JRB</i>			Revised Plans:				
Previous case:			Change in outline or description	Yes			
			Map #	No			

Robert J. Romacka, Esq.
809 Eastern Boulevard
Baltimore, Maryland 21221

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 1st day of November 1972.

Eric D. Henna
Zoning Commissioner

Petitioner Mr. & Mrs. Melvin Rajnish

Petitioner's Attorney Robert J. Romacka

Reviewed by *Eric D. Henna*
Zoning Commissioner

ROBERT J. ROMACKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
Baltimore, Maryland 21221

December 14, 1972

MURDER 8-0274



S. Eric D. Henna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: No. 73-134-A (Item No. 72)
Petition for Variance
Melvin Rajnish, et ux

Dear Mr. D. Henna:

Thank you for your letter of December 7, 1972 and Order approving the above captioned petition. Because of the great urgency in this matter of enlarging my clients' home, I am requesting that their builder be allowed to file an application for a building permit at this time, with the understanding that my clients will hold and save the County harmless in the event said permit is granted but an appeal to your Zoning Order is filed, thereby requiring the County to rescind the permit. I would, therefore, appreciate your allowing the builder to file and have said permit processed during this 30-day waiting period.

Awaiting your further reply in this matter.

Kindest personal regards.

Sincerely yours,

Robert J. Romacka
Robert J. Romacka

RJR/dst

BALTIMORE COUNTY, MARYLAND No. 5790
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 13, 1972 ACCOUNT# 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
ROBERT J. ROMACKA, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221
Petition for Variance for Melvin Rajnish
#73-134-A

25.00 CASH

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-134-A

District 15
Posted for: *Melvin Rajnish* Date of Posting: 11-16-72
Petitioner: *Melvin Rajnish*
Location of property: *Box 191, Bird River Grove Road, White Marsh, Md. 21162*
Location of Sign: *1 sign placed in front of house, 1 sign in front of driveway*
Remarks:
Posted by: *Eric D. Henna* Date of return: 11/21/72

THE ESSEX TIMES
ESSEX, MD. 21221

November 30 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of

S. Eric D. Henna
Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week, to wit, the 20th day of November 1972, that is to say, the same was shown in the issue of November 25, 1972.

STROMBERG PUBLICATIONS, Inc.

Ruth Morgan

PETITION FOR A VARIANCE
FROM AREA AND HEIGHT REGULATIONS
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland 21204
The Zoning Commissioner of Baltimore County, by authority of the Board of Zoning Appeals, has received and accepted for filing the petition for a Variance from the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
At present there is a dwelling located on the premises and your Petitioners wish to enlarge the present location and are unable to move the present dwelling from its present foundation.
Property is to be posted and advertised as prescribed by Zoning Regulations, 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.
Contract purchaser
Helen Rajnish
Legal Owners
Address: Box 191 - Bird River Grove Road
White Marsh, Md. 21162
BY
Robert J. Romacka, Petitioner's Attorney
Address: 809 Eastern Boulevard
Baltimore, Md. 21221
ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of November 1972, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of December, 1972, at 10:15 o'clock

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 26, 1972

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each week, to wit, the 20th day of November 1972, that is to say, the same was shown in the issue of November 25, 1972.

THE JEFFERSONIAN
Eric D. Henna
Manager

Cost of Advertisement, \$

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners.

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community.

to permit a side yard setback of 25 feet instead of the required 50 feet.

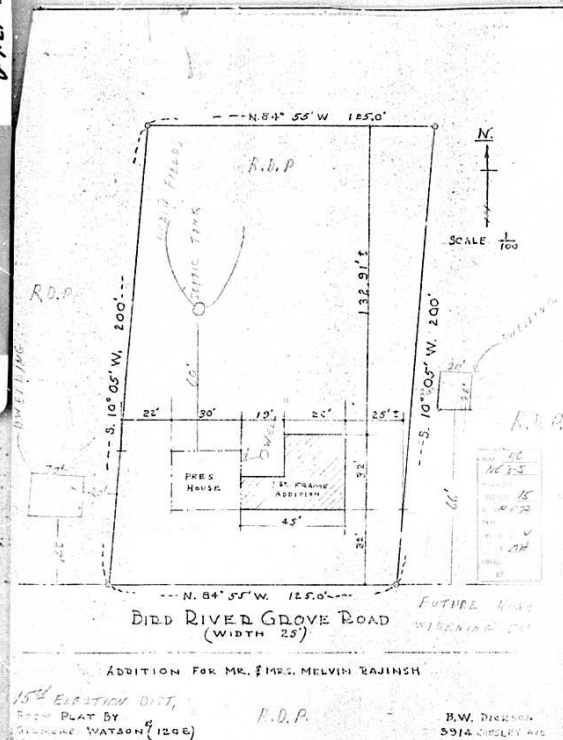
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of December, 1972, that the herein Petition for a Variance be and the same is granted from and after the date of this order, subject to:

- The approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

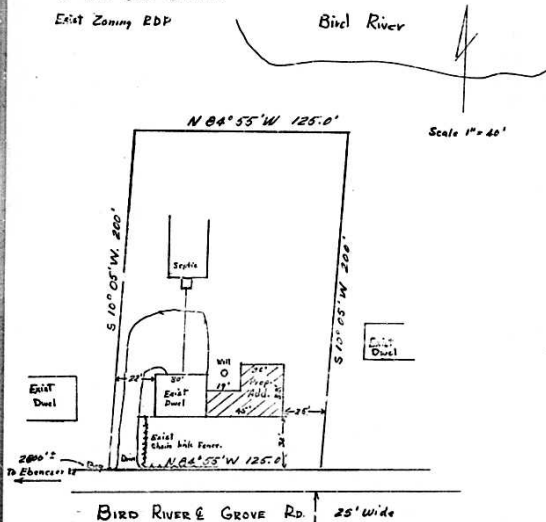
Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of:

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of December, 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



Plot of Mr. & Mrs. M. Rajnish
Bird River Grove Rd.
15th Ele. Dist. Balto. Co.
Exist Zoning RDP



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 27, 1972

Robert J. Romack, Esq.,
809 Eastern B. Javard
Baltimore, Maryland 21221

RE: Variance Petition
Item 72
Mr. & Mrs. Melvin Rajnish - Petitioners

Dear Mr. Romack:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the north side of Bird River Grove Road, approximately 2800 feet east of Ebenezer Road, in the 15th District of Baltimore County. The RDP lot is typical of the lots in this area in that it was subdivided and developed prior to the RDP classification. The homes in this area seem to be the typical mixture of summer waterfront homes mixed with permanent year round residences. There are existing single family residences on each side and across Bird River Grove Road. Curb and gutter do not exist at this location.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

John J. Dillon, Jr.
Chairman
Zoning Advisory Committee

JJD:JD

Enclosure

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

Robert J. Romack, Esq., BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
809 Eastern Boulevard
Baltimore, Maryland 21221

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 72

Your Petition has been received and accepted for filing
this 1st day of November 1972.

S. Eric DiMenna
Zoning Commissioner

Petitioner Mr. & Mrs. Melvin Rajnish

Petitioner's Attorney Robert J. Romack

Reviewed by John J. Dillon, Jr.
Chairman
Zoning Advisory Committee

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

November 17, 1972

Division of Engineering
ELLENWORTH N. DIVER, P.E. Chief

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #72 (1972-1973)
Property Owner: Melvin and Helen Rajnish
N/S Bird River Grove Road, 2800' W/E of Ebenezer Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1400.3B.3 to permit a side yard setback of 25' instead of required 50'
District: 15th No. Acres: 125' x 200'

Dear Mr. DiMenna:

The following comments are furnished in regard to the plot submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Bird River Grove Road, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right-of-way widening based upon the centerline of the present road.

Sediment Control

Development of this property through strip piling, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential development and other special construction features are required.

Item #72 (1972-1973)
Property Owners: Melvin and Helen Rajnish
November 17, 1972

Water and Sanitary Sewers

Public water supply and sanitary sewerage are not available to serve this property, which is employing private onsite facilities.

Very truly yours,

Ellenworth N. Diver, P.E.
Chief, Bureau of Engineering

ENDS/ENR/PM/ISS
NAME Key Sheet
31 W 38 Position Sheet
W 8 J Topo
73 Tax Map

cc: John Somers



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOF, M.D., M.P.H.

C. Elmer Hoppert, Jr.
Buildings Engineer, (Acting)