+18

hereby petition for a Variance from Section 400.1 - to permit an accessory building to

be located within the front and side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the collowing reasons: (Indicate hardship or practical difficulty)

Property consists of a 10 acre lot, mostly wooded - non-conventional house wire fairfully to define the front, side or rear areas. A covered walk, as required, would be both practically difficult and aesthetically harmful to the property.

See attached description

17. MA ty is to be posted and advertised as prescribed by Zoning Regulations.

2. Sizes to pay expenses of above Variance advertising, posting, etc., upon filing of this of further agree to and are to be bound by the zoning regulatious and estrictions of until yadopted pursuant to the Zoning Law For Baltimore County.

Amalie Rothschild Legal Owner Address Woodvalley Rd. & Greenspring Ave.

Wartzman, Rombro, Rudd & Omansky Joseph H. Onlansk retitioner's

Address 25 S. Calvert Street

ORDERGEM by the coming.

197 2, that the subject matter of this petition be advertised, as a 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 hat before the Zoning Commissioner of Baltimore County in Boom 106, County Office Building in Towaro, Baltimore County in Boom 106, County Office Building in Towaro, Baltimore 197 2., at _10:30o'clock

ning Commissioner of Baltimore County.

Baltimore County, Maryland Bepartment Of Public Borks

COUNTY OFFICE BUILDING

A/M

December 1, 1972

He: Item #78 (1972-1973)
Property Owner: Randopa and Analie Brithschild
S/M oor, of Green Spring Avenue and Wood Valley Drive
Present Joning: D.R. 1
Proposed Joning: Variance from Section MOO, 1 to permit
an accessory building to be located within the front and
side yard in Heu of required rear yard
District: 3rd No. Acres: 10.1° acres-

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

Mondvalley Drive, an existing County road, is proposed to be improved in the future as a 36-foot closed-type roadway cross-section on a 60-foot right-of-way.

Green Spring Avenue, an existing Sounty road, is proposed to be improved in the future as a 50-foot (minimum) absect-type roadway cross-section on an 80-foot right-of-way.

Highway improvements are not required at this time. However, highway right-of-way uddening, including any necessary revertible easements for slopes, for both woods, will be required in connection with any grading or building permit application. The plan should be revised to indicate these proposed highway right-of-way widenings. Further information in this regard may be obtained from the Baltimore County Bureau of Engineering.

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any missances or damage to sajeout properties, especially by the concentration of surface waters. Correction of any pro-tem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

BALTIMORE COUNTY ZORING ADVISORY COMMITTEE



PETITION AND SITE PLAN

Item #78 (1972-1973) Property Owner: Randolph and Amalie Rothschild Page 2 December 1, 1972

Water and Sanitary Sewer:

Public water supply is not available to serve this property. Although the Slaughterhouse Branch Santary Intercenter Sewer is adjacent to a portion of this property along Orean Spring Awamue, public sanitary sewerage is condidered not available to serve either the existing home or the accessory building due to

This property is utilizing private ensite water and sewage facilities to serve the Patitioner's present buildings.

The plan should be revised to indicate the existing sanitary interceptor sewer and utility sasement.

END.ZIM.FAR.as

cc: John Trenner Samuel Bellestri John Somers

O-NW Key Sheet 38 NW 14 Position Sheet NW 10 D Topo

BALTIMORE COUNTY, MARYLAND

25 S. Calvort S



EUGENE J. CLIFFORD, P.I.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Patitioner Rendelph Rothophild and Amilio Rothophild

Your Petition has been received and accented for filing

WM. T. MELZER

December 1, 1972

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

Re: Item 78 - ZAC - November 14, 1972 Property Owner: Randolph 5 Amalle Rothschild Green Spring Avenue and Wood Valley Drive Variance from Section 400.1 to permit an accessory building to be located within the front and side yard in lieu of required reer yard

No traffic problems are anticipated by the requested variance to a side yard.

Michael I. Ha Michael S. Flanigan Traffic Engineer Associate

MSF: no

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 30, 1972

Joseph H. Omansky, Esq., 25 S. Calvert Street Baltimore, Haryland 21202

RE: Veriance Petition Item 78 Randolph Rothschild and Amalia Rothschild -Petitioners

Dear Mr. Omansky:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced polition 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 at the southmest corner of Green Spring Avenue and Weod Valley Road, in the 3rd District of Baltimore County. The property is Insurved with a one story contemporary ranch home with attached swirming poul in the side that the subject of this petition for a World Park Structure, which is the subject of this petition for a World Structure is currently under structure in the side yard. This structure is currently under construction and is more than 50% completed. It was built under Permit Ro. 37182 and apparently engrowed because it was to be connected by a covered brezeney. The reminder of the lot is secondary wooded and is sectioned from the other residential properties in this area.

This settion is accosed for filing, however, a clarification of the precise use of the proceed structure should be nade prior to the heering have a studied and as a guest house, which is the Intended use of the property? Also, will there be a kitchen and/or both fails the proposet yet ruture.

This petition is accepted for filing on the date of the entropy of the date of the entropy of the date 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.

John J. DILLON, JR.

JJD:JD Enclosure

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

November 15, 1972

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21264

Comments c. Item 78, Zoning Advisory Committee Meeting November 14, 1972, are as follows:

Property Owner: Randolph and Amalie Rothschild Location: SW Corner of Green Spring Avenue and Wood Valley Drive

Present Zoning: D.R. 1
Proposed Zoning: Variance from Section 400.1 - to
permit an accessory building to be located within
the front and side yard in lieu of required rear yard. District: 3 No. Acres: 10.10

Private water and septic system.

This new structure is about 50% complete, and the designed scritc system has the approval of the Department of Realth as of April 13, 1972.

Thomas H. Droling.
Thomas H. Devlin, Diffector
BUREAL OF ENVIRONMENTAL SERVICES

APR 23 1973

ring that by reason of the following finding of facts _that_strict_coropliance___ litimore County Zoning Regulations would result in practical 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 an accessory building to be located within the at and side yard instead of the required rear yard ... should be granted , 1973 ... that the herein Petition for a Variance should be and the anests winted, from and after the date of this order, to permit an accessory building to be located within the front and side yard instead of the free date of the free date of the free date of the permit and the control of the party of the permit of the the advertisement, posting of property and public hearing on the above petition the above Variance shou'd NOT BE GRANTED Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. S. Eric DiNenno, Zoning Commissioner

Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna Comments on Item #78, Zoning Advisory Committee Meeting, November 14, 1972, are as follows:

Property Owner: Randolph and Amalie Rothschild Location: SW Corner of Green Spring Avenue and Wood Valley Drive Present Zoning: D.R.1 ng: D.R.1 ning: Variance from Section 400.1 – to permit an accessor building to be located within the front and side yard in lieu of required rear yard

District 3 No. Acres: 10.10 acres +

11.74 Page - - .

November 27, 1972

John L. Wimbley
Planner!
Project Planning Division
Cffice of Planning and Zoning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. S. Eric Di Nenno, Zoning Commissioner Date. December 8, 1972

FROM. Frank H. Fisher, Planner

NURLECT. Petition #73-148-A. Southside of Wood Valley Drive 152,90 Feet West of Green Spring Avenue
Petition for Variance for Accessory Building Petitioners - Rendolph Rothschild and Amelie Rothschild

3rd District

HEARING: Wednesday, December 27, 1972 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comments at this time.

No. 453, Folio 141, was conveyed by William H. Bryan and wife to The Dunmore Realty Company: running thence and binding on the lines of said land as now surveyed, and for the first course in the center of Green Spring Avenue, South 35 Degrees 14 Minutes 30 Seconds West 167 feet; thence North 73 Degrees 50 Minutes 30 Seconds West 38 feet: thence South 33 Degrees 24 Minutes 30 Seconds West 604 feet to a point in Green Spring Avenue at the beginning of the fourth line of said land; thence with said fourth line South 85 Degrees 24 Minutes 30 Seconds West 511.50 feet to the end thereof, thence for a line of division now made North 21 Degrees 32 Minutes 20 Seconds East 837.49 feet to a point in the center line of Wood Valley Drive; thence binding on the center line of Wood Valley Drive, which is closely parallel to the five following courses and distances South 67 Degrees 40 Minutes East 41.47 feet; South 78 Degrees 58 Minutes East 43 feet; North 83 Degrees 17 Minutes 20 Seconds East 261.40 feet;

South 83 Degrees 46 Minutes 40 Seconds East 152.90 feet;

and South 60 Degrees 50 Minutes 30 Seconds East 201.23 feet to the place

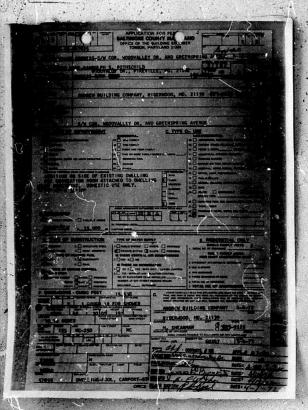
of beginning. Containing 10.10 acres, more or less.

Beginning for the same at the intersection of the center

line of Green Spring Avenue with the center line of Wood Valley Drive.

formerly Halcyon Road, as laid out 30 feet wide, said point of beginning

being at the beginning of the land which by Deed dated October 25, 1915



OFFICE OF OCOMMUNITY IMIDES RANT 'LLSTOWN, MD. 21133 December 11 = 1972 THIS IS TO CERTIFY that the annexed advertisement of S. Eric Dinema Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 11 day of December 19 72 that is to say, the same was inserted in the issue of December 7, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF PUBLICATION

appearing on the __ 7th ____day of ____December __

PETITION	MAPPING PROGRESS SHEET									
FUNCTION	Woll Map				Duplicate		Trocing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA	7									
Reviewed by:	1				d Plan		or desc	riptic		
Previous case:			M	lap #		9			-	No

BALTIMORE DUNTY OFFICE OF PLANNING A ZONING

County Office Building III W. Chesapeake Avenue Touson, Maryland 21204

Your Petition has be - received * this

1972. Item #

Petitioner Pothsolit

* This is not to be interperted as acceptance of the Politian for assignment of a hearing

23 - 148 - A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	1
District. 3 Rd.	Date of Posting DEC 9- 1972
Posted for: VARIANEE	edud
Location of property: 5/5 NOOD N	SHEY Rd. DR. 152FT. 9210. W. OF
	VALUEY Rd DR. 115 FT. 1-W. RF
GILEEN S	PRING AVE.
Posted by Charles M. M.	lal Date of return: DF. C. 14- 1972

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 Petitioner Rendelph Retheshild and Junite Retheshild Petitioner's Attorney Jacob H. Breet

SELVICON LEMEN -119 3 mino - 11 -

BALTIMORE COUNTY, MARYLAND OFFICE OF FINAN - REVENUE DIVISION

> Dec. 1, 1972 ACCOUNT 01-662

> > AMOUNT \$25.00 -

WHITE - CASHIER

Measure. Varianteen, Rombro, Rudd & Chanady 25 S. Calvert St. Baltimore, Ma. 21802 Petition for Variance for Randolph Rotinebild 5.00 Ret 673-188.

\$73-148-A

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

DATE Dec. 27; 1972 ACCOUNT 01-662

AMOUNT \$63.50

PINK - AGENCY WHITE - CASHIER Mandloph S. Rothschild Woodvalley Rd. and Greenspring Ave. Baltimore, Md. 2208 Advertising and posting of property

#73-148-A

63.50 MSC

Ma. 5862

YELLOW - CUSTOMER

