

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert & Louise Rouleau, 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 1002.3, R.T. 297MDA, a front yard of 20 ft. instead of 30 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
We would like to enclose an existing roofed porch that sets back approximately 24 ft. from the front property line and 37 1/2 ft. from the edge of Cedar Knoll Road in Cockeysville.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations 1, 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 _____ Legal Owner _____
Address 28 Cedar Knoll Rd. _____
Cockeysville, Md. 21030 _____
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day _____

1973, 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 a public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1973, at 10:45 o'clock.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 29, 1973
FROM: William D. Fromm, Director
Office of Planning and Zoning
SUBJECT: Petition 74-7-A, West side of Cedar Knoll Road opposite Oak Knoll Road
Petitioner - Robert and Louise Rouleau

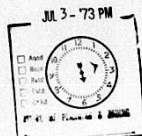
8th District

HEARING: Monday, July 9, 1973 (10:45 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William D. Fromm
William D. Fromm, Director
Office of Planning and Zoning

WDF:NEG:rw



COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Legislative Session 1973, Legislative Day No. 9

RESOLUTION NO. 11-73

Mr. Bartenfelder, Councilman

By the County Council, June 4, 1973

WHEREAS, Robert Joseph Rouleau, a Traffic Signal Superintendent of the Department of Traffic Engineering of Baltimore County, is the owner of Lot 4 of the amended Plat of "Knollbrook" as recorded among the Land Records of Baltimore County in Plat Book 16, folio 87; and

WHEREAS, Robert Joseph Rouleau desires to file a Petition for a Variance with the Office of Zoning to have the front setback to said property reduced from 30 feet to 20 feet in order to permit the enclosure of a porch; and

WHEREAS, pursuant to Section 1001 (b) of the Baltimore County Charter, Robert Joseph Rouleau has, by this Resolution, made a full public disclosure of all pertinent facts to the County Council of Baltimore County, Maryland;

BE IT RESOLVED, by the County Council of Baltimore County, Maryland that Robert Joseph Rouleau does not violate the public interest.

Beginning at a point, said point being located on the west side of Cedar Knoll Road opposite Oak Knoll Road, also being known as lot 4 in the Amended Plat of Knollbrook as recorded in Liber 16 folio 87 in the land records of Baltimore County Maryland.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Robert Rouleau, Traffic Signs Division Date: May 25, 1973
FROM: John J. Dillon, Jr., Chairman
Zoning Advisory Committee
SUBJECT: Petition for Zoning Variance

This is to advise you that because you are an employee of Baltimore County, this office cannot schedule your Petition for a Zoning Commissioners' hearing until you have clearance from the Baltimore County Council, pursuant to Section 2-6, Conflict of Interest, of the Baltimore County Code.

You are also advised to contact Mr. Thomas Toporovich, Administrative Assistant to the Baltimore County Council, with regard to this matter.

JJD:gc

cc: Thomas Toporovich
Administrative Assistant
Baltimore County Council

S. Eric DiNenna
Zoning Commissioner

James E. Dyer
Deputy Zoning Commissioner

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

DATE: June 15, 1973 ACCOUNT: 01-662
AMOUNT: \$25.00
DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER
Robert J. Rouleau
28 Cedar Knoll Road
Cockeysville, Md. 21030
Petition for Variance 74-7-A 25.00

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

DATE: July 6, 1973 ACCOUNT: 01-662
AMOUNT: \$7.25
DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER
Robert J. Rouleau
28 Cedar Knoll Road
Cockeysville, Md. 21030
Advertising and posting of property 74-7-A 37.25

PETITION FOR A VARIANCE
8th DISTRICT
LOCATION: West side of Cedar Knoll Road opposite Oak Knoll Road
DATE: 6/29/73
PUBLIC HEARING: Monday, July 9, 1973 at 10:45 A.M.
COUNTY OFFICE BUILDING, ROOM 106, TOWSON, MARYLAND
Petitioner: Robert & Louise Rouleau
Petitioner's Attorney: [Signature]
Reviewed by: [Signature]
Zoning Advisory Committee

OFFICE OF THE TOWSON TIMES
TOWSON, MD. 21204 June 25 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one month, weekly before the 25 day of June 1973 that is to say, the same was inserted in the issue of June 21, 1973.

STROMBERG PUBLICATIONS, Inc.

By: [Signature]

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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner:

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 front yard of twenty (20) feet instead of the variance required thirty (30) feet. should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of July, 1973, that the herein Petition for a Variance should be and the

is granted, from and after the date of this Order, to permit a front yard of twenty (20) feet instead of the required thirty (30) feet, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning, Deputy Zoning Commissioner of Baltimore County

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR A VARIANCE FOR A FRONT YARD
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 TOWSON, MARYLAND
 DATE: July 1, 1973
 LOCATION: 28 Cedar Knoll Rd., Cockeysville, Md.
 PETITIONER: Robert J. Rouleau
 ATTORNEY: [Signature]
 The Zoning Regulations to be amended are those of the Baltimore County Zoning Ordinance, Chapter 21, Section 21-101, which requires a front yard of thirty (30) feet for a single-family detached dwelling. The Petitioner requests a variance to a front yard of twenty (20) feet. The Petitioner states that the property is located in a residential neighborhood and that the proposed variance would not be detrimental to the health, safety, and general welfare of the community. The Petitioner also states that the proposed variance would be in the public interest.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 23, 1973
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the day of June, 1973, at the time of its publication, and that the same was published on the day of July, 1973, the first publication appearing on the 21st day of June, 1973.

THE JEFFERSONIAN,
 L. Frank [Signature]
 Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: P-4 Date of Posting: June 21, 73
 Posted for: Henry Wm. Jr. 9th, 1973. e. 10th Ave.
 Petitioner: Robert J. Rouleau
 Location of property: 28 Cedar Knoll Rd. off Oak Hill Rd.
 Location of signs: On sign posted on front yard on 28 Cedar Knoll Rd. off Oak Hill Rd.
 Remarks: [Signature]
 Posted by: [Signature] Date of return: June 21, 73

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		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										
Reviewed by: [Signature]	Revised Plans: Change in outline or description Yes Map #									
Previous case										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

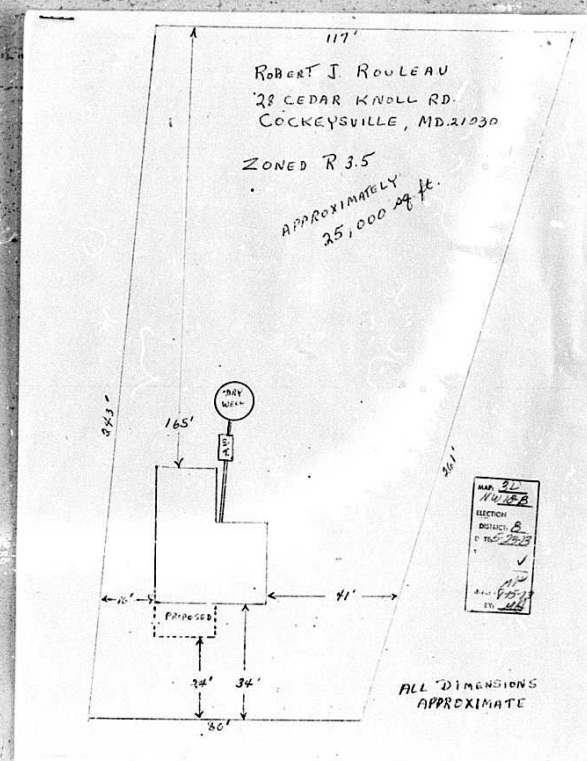
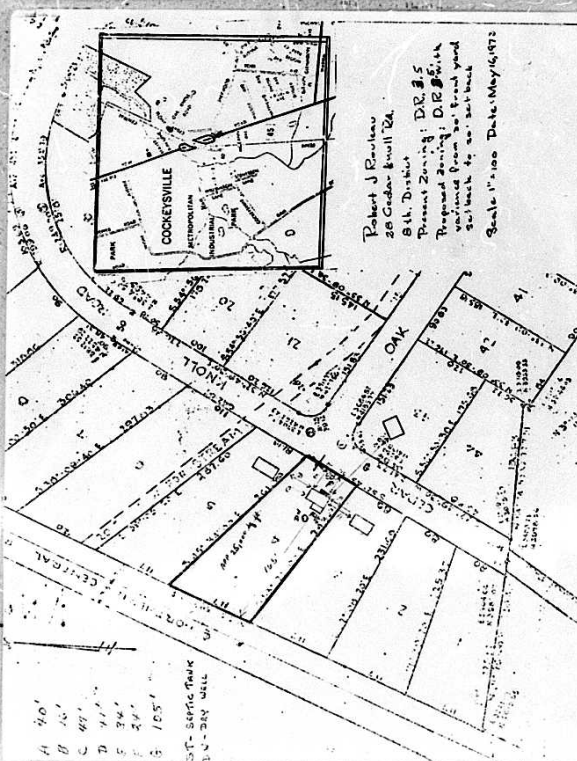
County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received this 17th day of May, 1973. Item #

[Signature]
 S. Eric D. [Signature]
 Zoning Commissioner

Petitioner: Rouleau Submitted by: Rouleau
 Petitioner's Attorney: [Signature] Reviewed by: [Signature]

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



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. Calvert St.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

June 26, 1973

Mr. Robert J. Rouleau
28 Cedar Knoll Road
Cockeysville, Maryland 21030

RE: Variance Petition
Item 228
Robert & Louise Rouleau -
Petitioners

Dear Mr. Rouleau:

The Zoning Advisory Committee has reviewed the plan 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.

These 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 appropriateness of the requested zoning.

The subject property is located on the west side of Cedar Knoll Road opposite Oak Knoll Road, in the 8th District of Baltimore County. This property is currently improved with a two story brick and frame dwelling and is in excellent condition. There is no curb and gutter existing along Cedar Knoll Road or Oak Knoll Road at this location. The petitioner proposes to enclose the front porch and is asking for a Variance to accomplish this end.

There are existing dwellings on either side of the subject site, and it appears to be in line with the existing dwellings on either side. The petitioners' reasons for hardship and/or practical

Mr. Robert J. Rouleau
Item 228
Page 2
June 26, 1973

difficulty should be further developed for the hearing.

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.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr:JD

Enclosure

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

V-36 Key Sheet
69 NW 1/4 Sec. 3
NW 1/4 Sec. 3
42 Tax Map
C2: J. Loos

Branch of Engineering
ELLSWORTH H. DYER, P. E. CHIEF

June 11, 1973

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

Re: Item #228 (1972-1973)

Property Owner: Robert and Louise Rouleau
Location: 28 Cedar Knoll Road
Present Zoning: D.R. 3.5
Proposed Zoning: Variance from Section 1802.3.B to permit a front yard of 20' instead of the required 30'
District: 8th No. Acres: 25,000 sq. ft.

Dear Mr. DiNenna:

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

Highways:

Cedar Knoll Road, an existing County road, is proposed to be further 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.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, clearing 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.

Water:

Public water supply is available and serving this property. It appears that additional fire hydrant protection may be required in the vicinity.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property which is utilizing private onsite sewage disposal.

Very truly yours,
Ellsworth H. Dyer
Ellsworth H. Dyer, P.E., Chief,
Bureau of Engineering

END:RAN:RUE:ra

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

June 7, 1973

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

Re: Item 228 - ZAC - May 29, 1973
Property Owner: Robert and Louise Rouleau
Location: 28 Cedar Knoll Road
Variance from Section 1802.3.B to permit a front yard of 20' instead of the required 30'
District: 8

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 31, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item 228, Zoning Advisory Committee Meeting May 29, 1973, are as follows:

Property Owner: Robert and Louise Rouleau
Location: 28 Cedar Knoll Road
Present Zoning: D.R. 3.5
Proposed Zoning: Variance from Section 1802.3.B to permit a front yard of 20' instead of req. 30'
District: 8
No. Acres: 25,000 sq. ft.

Metropolitan water is available.

Private sewage disposal system not failing.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:nn6

WILLIAM O. PRITCHARD
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



June 7, 1973

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #228, Zoning Advisory Committee Meeting, May 29, 1973, are as follows:

Property Owner: Robert and Louise Rouleau
Location: 28 Cedar Knoll Road
Present Zoning: D.R. 3.5
Proposed Zoning: Variance from Section 1802.3.B to permit a front yard of 20' instead of the required 30'
District: 8
No. Acres: 25,000 square feet

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 30, 1973

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

Z.A.C. Meeting of: Tuesday May 29, 1973

Re: Item 228

Property Owner: Robert and Louise Rouleau
Location: 28 Cedar Knoll Road
Present Zoning: D.R. 3.5
Proposed Zoning: Variance from Section 1802.3.B to permit a front yard of 20' instead of the required 30'

District: 8
No. Acres: 25,000 square feet

Dear Mr. DiNenna:

No effect on student population.

WNP/ml

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHERAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 486-3811 ZONING 486-3811

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EUGENE C. HEDER, VICE-PRESIDENT
MRS. WILBERT L. BERRY

MARCUS H. BOTSCH, JR.
JOSEPH H. MAGDOGAN
ALVIN LORICK
JOSHUA B. WHEELER, CLERK

T. HAROLD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD A. WHEELER