

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George F. Vaeth, Jr., legal owner 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 1802.33 to permit a rear yard setback of 27.33 feet in lieu of the required 30 feet

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

Moving would present an economic hardship at this time and in the foreseeable future. Practical difficulties exist due to the nature of the lot size and the situation of the buildings; i.e. siting the dwelling as part of a semi-detached development.

see attached description

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 of Baltimore County.

Contract purchaser: George F. Vaeth, Jr.
Legal Owner

Address: 3521 Rockdale Ct.,
Baltimore, Md. 21207

Petitioner's Attorney: John J. Dillon, Jr.
Protestant's Attorney: John J. Dillon, Jr.

Address: 103 W. Pennsylvania Ave.
Baltimore, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of February, 1974, at 10:30 o'clock

1974, 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 11th day of February, 1974, at 10:30 o'clock

John J. Dillon, Jr.
Zoning Commissioner of Baltimore County

(over)

ROGERS AND VAETH, INC. ARCHITECTS AND PLANNERS
1000 CENTURY PLAZA, COLUMBIA, MARYLAND 21044 (301) 997-1000

SURVEYOR'S DESCRIPTION OF LOT/3, BLOCK B, MILLWOOD, PLAT BOOK W.J.R. NO. 26, FOLIO 42

Beginning for the same at the distance of 105.00 feet measured northeasterly from the intersection of the southeast side of Rockdale Court and the northeast side of Sunset Lane, and thence running and binding on the southeast side of Rockdale Court North 40 degrees 28 minutes 45 seconds east 50.00 feet to a point, thence South 49 degrees 31 minutes 15 seconds east 110.00 feet to a point, thence South 40 degrees 28 minutes 45 seconds west 50.00 feet to a point, thence North 49 degrees 31 minutes 15 seconds west 110.00 feet to the place of beginning. Being known as 3521 Rockdale Court.

EDWARD G. ROGERS, ARCHITECT, AIA & SOUTH CALVERT STREET, BALTIMORE, MARYLAND, 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 7, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #74-165-A. Southeast side of Rockdale Court 105 feet Northeast of Sunset Lane.
Petition for Variance for a Rear Yard.
Petitioner - George F. Jr. and Mary Frances Vaeth

2nd District

HEARING: Monday, February 11, 1974 (10:30 A.M.)

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

William D. Fromm
William D. Fromm, Director of Planning

WDF:NEG:rw

Baltimore County Fire Department

J. Austin Dietz
Chief

Towson, Maryland 21204
875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: George F. & Mary F. Vaeth, Jr.

Location: 105 feet from the intersection of the SE/S of Rockdale Ct. & the NE/S of Sunset Lane
Item No. 115 Zoning Agenda January 8, 1974

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 of 100 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 XXXXXX
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 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 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: George F. Vaeth, Jr. Noted and Approved: Paul H. Roach
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 23, 1974

Mr. George F. Vaeth, Jr.,
3521 Rockdale Court
Baltimore, Maryland 21207

Re: Variance Petition
Item 115
George F. & Mary F. Vaeth, Jr.,
Petitioners

Dear Mr. Vaeth:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of p. ns 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 southeast side of Rockdale Court, 105 feet east of Sunset Lane, in the 2nd District of Baltimore County.

This property is a semi-detached dwelling, is well maintained and was the subject of an earlier zoning petition (Case 73-313-A) that requested a rear yard setback of 8-1/2 feet instead of the required 30 feet, which was subsequently denied by the Deputy Zoning Commissioner. The petition at hand is requesting a rear yard Variance of 27 feet 33 inches instead of the required 30 feet.

There does not appear to be any site factors that would require further comment by this office.

Mr. George F. Vaeth, Jr.,
Item 115
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January 23, 1974

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:JSD
Enclosure

Baltimore County, Maryland
Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P. E., CHIEF

January 25, 1974

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

Re: Item #115 (1973-1974)
Property Owner: George F. & Mary F. Vaeth, Jr.
105' from the intersection of the S/E/S of Rockdale Ct. & the N/E/S of Sunset Lane
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear yard setback of 27' 33" instead of the required 30'
No. of Acres: 50' x 110'
District: 2nd

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.

General:

The comments supplied for this property in connection with Item #210 (1972-1973) remain valid and applicable to this Item #115 (1973-1974). Those comments are referred to for your consideration.

Very truly yours,
Ellsworth N. Diver, P.E.
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:RAM:FWH:es
1-NE Key Sheet
20 NW 27 Top. Sheet
NW 5.0 Topo
77 Tax Map

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 10, 1974

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 115, Zoning Advisory Committee Meeting January 8, 1974, are as follows:

Property Owner: George & Mary Vaeth, Jr.
Location: 3521 Rockdale Court
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit rear yard setback of 27' 33" instead of required 30'
No. Acres: 50' x 110'
District: 2

Metropolitan water and sewer are available.

A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on Sept. 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,
Thomas A. Devlin
Thomas A. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:mna

12/10/73