PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

74-165 (20m to 116 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: I, or we_500.E. 6. Mary. E. Yash. 1rx. legal owners of the property situate in Battimore County and which is described in the description and plat attached her.do and made a part hereof, (211.1) hereby petition for a Variance from Section. 1802.3B to permit a roar 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 can'at due to the nature of the lot size and the situation of the building; i.e. siting the dwelling as part of a semi-detached

		E 200 Commonwealth (C)
netific	or we, agree to pay expenses of above Vari- and further agree to and are to be bound be Count adopted pursuant to the Zoning	ance advertising, posting, etc., upon filing of the by the zoning regulations and restrictions
9		Surge 7 Vactor
1	Contract purchaser	x Mary Francis Valt
Addie	•	Address 3521 Rockdale Ct.
3	*	Baltimore, Md. 21207
F.	Light the church Petitioner's Attorney	Protestant's Attorney
Addre	15 Tower - Md 2+204-14	
0	RDERED By The Zoning Commissioner of 1	Baltimore County, this

197 L. that the subject matt 'd this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out 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

day of February 197 4at 10:30 clock County, on the 11th M

10:30 A 2/11/7 i

E &

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BALTIMORE COUNTY ZORING -OVISORY 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:

MINE OF PERSONS IS MADE

CHEST WEST SE

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 soning action requested, but to assure that all parties are made aware of p. ns or problems we hearing on this case. The plans that any the area of the development plans that any the abearing on this case. The Director of Hanning 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.

ARCHITECTS AND PLANNERS ROGERS AND VAETH, INC.

.

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 Sumset Lane, and thence running and binding on the southeast side of Rockdale Court North 40 degrees 28 minutes 45 seconds meat 50,00 feet to a point, thence South 50 measured and an advantage of the second seast 10.00 feet to a point, thence South 50 degrees 38 minutes 45 seconds west 50.00 feet to a point, thence South 50 degrees 31 minutes 15 seconds west 50.00 feet to a point, thence South 50 degrees 31 minutes 15 seconds west 10.00 feet to the place of beginning. Seing known as 3521 Rockdale Court.

This petition is accepted for filing on the content 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

Very truly yours, John Hilm

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

Mr. George F. Vaeth, Jr., Item115 Page 2 January 23, 1974

near future.

JJDJr.:JD

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date February 7, 1974

PROM 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 Patitioner - George F, Ur. and Mary Frances Weeth

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.

WDF:NEG:rw

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204 825-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Consittee

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 Agerda January 8, 1974

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Jandards as published by the Department of Public Korks.

() 2. A second nears of rehicle access is required for the site.

() 3. The vehicle dead-end condition shown at

202333 the wenter dead-end condition shown at
202333 the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Hational Fire Protection Association Standard hos. 101

"The Life Tafety Code", 1979 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(XI) 7. The Fire Prevention Dureau has no comments at this time.

Reviewer: Lugge in higher, Act, Approved Deputy Chief Breache Special Inspection Division Fire Prevention Bureau

mls 4/16/73

Baltimore County, Marylano Bepartment Of Publit Works

COUNTY OFFICE BUILDING

January 25, 1974

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

e: Item #115 (1073-1074)
Property Owner: George F. & Marry F. Vaeth, Jr.
105' from the intersection of the 5/E5 of Rockdale
Of. & the M/E5 of Sunset Line
Existing 2001fing: D.R. 55' Froposed Zonfing: D.R. 55'
Froposed Zonfing: Wartinose to permit a rear yard setback
of of Armeris 50 x 110'
District: 2nd Re: Item #115 (1973-1974)

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 (1973-197h). Those comments are referred to for your consideration.

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

END: EAM: FWR: se

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

January 10, 1974

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

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

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

Property Owner: George & Mary Vaeth, Jr. Location: 3521 Rockdale Court Fresent Zoning: D.R. 5.7 Proposed Zoning: Verlance to permit rear yard setback of 27'33" instead of required 30' No. Acres: 30' x 110' District: 2

Metropolitan water and sewer are available.

A moratorium was placed on new sewer connections in the Guyans Fallr Drainage Basia 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 H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVs:mn@

Pursuant to the advertisement,	posting of property, and public hearing on the above Petition
and it appearing that by reason of the	he following finding of facts that strict compliance with
	Regulations would result in practical difficulty and
ASSESSMENT OF THE PROPERTY OF	
unreasonable barish a 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.	the Variance to permit a rear yard setback of 27.33
feet in lieu of the required !	thirty (30) feet should be granted.
3	
T IS ORDERED by the Zoning	Commissioner of Baltimore County, this
day of	7.4, that the herein Petition for a Variance to permit a rear n lieu of the required thirty (30) feet should be and m and after the date of this Order, subject to the ap- Department
ning and Zoning.	Zoning Commissioner of Baltimore County
	THE REPORT OF THE PARTY OF THE
Pursuant to the advertisement,	posting of property and public hearing on the above petition
and it appearing that by reason of	
200 May	A CONTRACT OF THE CONTRACT OF
the above Variance should NOT	BE GRANTED.
IT IS ORDERED by the Zoning	g Commissioner of Baltimore County, thisday
of, 197	, that the above Variance be and the same is hereby DENIED.
	Zoning Commissioner of Baltimore County
	CICCLE OF THE CONTRACTOR OF TH



January 15, 1974

Mr. S. Eric DiNenna, Zoning Commissions Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building

Comments on Item #115, Zoning Advisory Committee Meeting, January 8, 1974, are as follows:

Property Owner: George F. & Mary F. Vaeth, Jr.
Location: 105 feet from the intersection of the SE/S of Rockdale Court and the N/E/S of

Surgert Lane
Existing Zoning: N. 1.5.5
Proposed Zoning Variance to permit a rea: yard setback of 27 feet 33 inches instead of the required 30 feet
No. of Acress 50 feet X 110 feet
District 2nd

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

John L. Wimbley
Planning Specialist II
Project & Development Plan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 9, 1974

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

Z.A.C. Meeting of: January 8, 1974

I Item 115
Property Jones: George F. & Mary F. Vaeth, Jr.
Location: 105 ft. From the intersection of the EVS of Sockels Ct. & the
Present Zoring: D.H. 5.5
Proposed Zoning: Wariance to permit a rear yard setback of 27 ft. 13 inches
Instead of the required 30 ft.

District: No. Acres:

2nd 50 ft. x 110 ft.

Dear Mr. DiNenna:

No bearing on student population.

EUGENE C. HESS, HICK PRESSENT MRS. ROBERT L. BERNEY

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and Petition number added to Granted by ZC, BA, CC, CA Reviewed by: Thorns

1-5,6N

CERTIFICATE OF POSTING IG DEPARTMENT OF BALTIMORE COUNTY

Townen, Maryland

Location of property. SE/S OF ROCKDAKE CT. 105' NE OF SUNSET LANCE

Remarks:
Posted by Lluceurs F. Baland Date of return February 1, 1924

Posted for PetiTION FOR VARIANCE Petitioner George F. VARTH, TR.

Location of Signs: FRONT 3521 RICKDALE CT.

Revised Plans:
Change in outline or description___Yes

74-165-A

Date of Posting JAN. 26, 1974

Previous case: 73-3/3-A

Pikesville, Nd. Jan. 24 , 19 74

THIS IS TO CERTIFY, that the annexed advertiseweekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each one time before the 11th February , 19 74 the first publication appearing on the 24th day of January , 19 74. THE NORTHWEST STAR

Cost of Advertisement, \$ 19.25



CERTIFICATE OF PUBLICATION

appearing on the 2hth day of January

Sange Fr Vents, ST., 12 Marie Comp. St., 12 Marie Comp. St., 12 Marie 21207		County Office Building 111 W. Champoole Annual Tenson, Payland 21206			
	\	Your Potition	has been receiv	ed and accepted for	iling
this_	1485	_day of	-	1973.	
				10 1 20	
			Ale		
			Zoning	Comissioner	1
Potition	mer Googne 7. Ye	10h . 47		11 0	o
Patition	ner's Attorney		Royl		446
				Zoning Advisor	y Committee

FICE OF FINANCE	REVENUE DIVISION CASH RECEIPT	
Pob.	5, 1974 ACCOUNT	01-662
	AMOUNT	\$1,7.00
	PINK - AGENCY	YELLOW - CUSTOMER
3521 1 Baltis	e P. Vaeth, Jr. Bookdale Court more, Md. 21207	
MAYOR	tising and postin	g of property
#16-10	65+4EB 5	4 7.0 CHSE

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

TIMORE COUNTY, MARYLAND E OF FINAN REVENUE DIVISION ELLANEOUS CASH RECEIPT	No.	13058	
Jan. 21, 1974 ACCOUNT 01-662			

\$25.00

2 '0 CHSC

