

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, MELVIN TROSCH, legal owner of the property situated 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 (202.4) to allow a 38' rear yard instead of required 50' yard

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

--to allow proper planning of the addition in relation to the existing residence.
--therefore allowing an upgrading of the residence and the lot.

See attached description

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

HERBERT WILHELM TOP
MARK BECK ASSOCIATES, INC.

Contract purchaser Melvin Trosch
Address 2 KENMONT COURT
OWINGS MILLS, MD. 21117
Petitioner's Attorney William H. Engelman
Address 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of November 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of November 1974, at 11:00 o'clock A.M.
Zoning Commissioner of Baltimore County.

(over)

Item 72

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Mr. Melvin Trosch
2 Kenmont Court
Owings Mills, Md. 21117
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of November 1974.

S. ERIC DINENNA
Zoning Commissioner

Petitioner Melvin Trosch
Petitioner's Attorney James B. Byrnes, III
Reviewed by James B. Byrnes, III
Chairman, Zoning Advisory Committee
cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Building
Towson, Md. 21204

December 6, 1974

William H. Engelman, Esquire
Tenth Floor
Sun Life Building
Charles and Redwood Streets
Baltimore, Maryland 21201

RE: Petition for Variance
NW/corner of Kenmont Ct. and
Marbrook Road - 3rd District
Mark Beck Associates, Inc. -
Petitioner
NO. 75-122-A (Item No. 72)

Dear Mr. Engelman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

December 4, 1974

Mr. Melvin Trosch
Kenmont Court
Owings Mills, Maryland 21117

Dear Mel:

In reference to your proposed new zoning hearing #75-122-A on December 4, 1974, to change the now required 50-foot rear yard limitation to 38 feet to accommodate the new addition to your home, I have only one concern. Since our homes are already so very near, I am fearful of losing most of our privacy. However, knowing that the one-story addition will be in good taste and blend with the existing architecture, as you have explained to me, I will agree not to protest your proposed variance upon the condition that, if the side of the addition which faces toward my property contains windows or glass doors, you would agree to erect (at the time of construction) and maintain, suitable and effective screening (opaque fencing or shrubs) to a height of six feet and to a width that is mutually agreeable by both parties.

If this is agreeable, Mel, please sign and return the enclosed copy of this letter to me.

Thanks for your cooperation. I know you and your family will have much pleasure from the new addition.

Sincerely,

Gordon Schwartz

GAS:rip

Melvin Trosch
Melvin Trosch

Date

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 14, 1974

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

James B. Byrnes, III
Chairman

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS ENGINEER

Mr. Melvin Trosch
2 Kenmont Court
Owings Mills, Maryland 21117

RE: Variance Petition
Item 72
Melvin Trosch - Petitioner

Dear Mr. Trosch:

The Zoning Plans 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 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 at the northwest intersection of Marbrook Road and Kenmont Court, in the Third Election District of Baltimore County. This heavily wooded lot is presently improved with a large one-story ranch type dwelling. Similar dwellings also existing on heavily wooded lots about the property to the north and west and south opposite Kenmont Court.

The petitioner is requesting a Variance to permit a rear yard setback of 38 feet instead of the required 50 feet, and proposes a 20'x28' addition to the rear of the existing dwelling.

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

Mr. Melvin Trosch
Item 72
November 14, 1974

Page 2

after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Building
Towson, Maryland 21204

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

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

October 29, 1974

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

Re: Item #72 (1974-1975)
Property Owner: Melvin Trosch
8/4 corner of Kenmont Ct. & Marbrook Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1802.38 (202.4) to allow a 38' rear yard instead of required 50' yard.
No. of Acres: 550 sq. ft. District: 3rd

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:

Baltimore County utilities and highway improvements are as secured by Public Works Agreement #36509 executed in conjunction with "Plat 2, Section 3, Cover Page".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #72 (1974-1975).

Very truly yours,

ELLSWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END:RAM:PH:iss

T-NE Key Sheet
53 NW 20 & 21 Pos. Sheets
WD 1/4 P Topo
59 Tax Map

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 30 foot rear yard instead of the required 50 foot rear yard, should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6th day of December, 1974, that the herein Petition for a Variance should be and the same is granted from and after the date of this order, 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:

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of December, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 10, 1974

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

Re: Item 72 Z.A.C. Meeting of: October 8, 1974
Property Owner: Melvin Troesch
Location: NW/C of Kennont Court & Marbrook Road
Proposed Zoning: R.D.P.
Proposed Variance from Section 1802.38 (202.4) to allow a 38 ft. rear yard instead of the required 50 ft. yard.

District: 3rd
No. Acres: 560 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

WHP/ml

Very truly yours,
W. Nick Petrich
Field Representative

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

October 22, 1974

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

Re: Item 72 - ZAC - October 8, 1974
Property Owner: Melvin Troesch
Location: NW/C of Kennont Court & Marbrook Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1802.38 (202.4) to allow a 38 ft. rear yard instead of the required 50 ft. yard.
No. of Acres: 560 sq. ft.
District: 3rd

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance for the rear yard.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Asso.

MSF/14

Baltimore County Fire Department

J. Austin Datz
Chief



Towson, Maryland 21204

873-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Melvin Troesch

Location: NW/C of Kennont Court & Marbrook Rd.

Item No. 72

Zoning Agenda October 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 _____ 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 _____ EXCEEDS 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 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.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. J. Kelly* Noted and
Planning Group Approved:
Special Inspection Division

Deputy Chief
Fire Prevention Bureau

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



October 24, 1974

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 #72, Zoning Advisory Committee Meeting, October 8, 1974, are as follows:

Property Owner: Melvin Troesch
Location: NW/C of Kennont Court & Marbrook Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1802.38 (202.4) to allow a 38 ft. rear yard instead of required 50 ft. yard.
No. of Acres: 560 sq. ft.
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

October 23, 1974

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

Dear Mr. DiNenna:

Comments on Item 72, Zoning Advisory Committee Meeting, October 8, 1974, are as follows:

Property Owner: Melvin Troesch
Location: NW/C of Kennont Court & Marbrook Rd.
Existing Zoning: R.D.P.
Proposed Zoning: VARIANCE from Sec. 1802.38 (202.4) to allow a 38 ft. rear yard instead of required 50 ft. yard.
No. of Acres: 560 sq. ft.
District: 3rd

Comments: Water wells in good physical condition; disposal system functioning properly.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

CHVB/acv

ORIGINAL



RANDALLSTOWN, MD. 21133 Nov. 18 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, 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 18th day of Nov. 1974 that is to say, the same was inserted in the issue of November 13 - 1974.

STROMBERG PUBLICATIONS, Inc.

By: *Keith Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 18, 1974

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 in each of one time, successive weeks before the 18th day of December, 1974, the first publication appearing on the 18th day of November 1974.

THE JEFFERSONIAN,
A. L. Smith
Manager

Cost of Advertisement, \$ _____

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: <u>ABC</u>			Revised Plans:							
Previous case:			Change in outline or description							
			Map #							

1-SIGN 75-122-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: Nov. 16, 1974

Posted for: PETITION FOR VARIANCE

Petitioner: MARK BECK ASSOCIATES, INC.

Location of property: NW/4 COR. OF KENMONT CT. & MARGROCK RD.

Location of Signs: NW/4 COR. OF KENMONT CT. & MARGROCK RD.

Remarks: _____

Posted by: Thomas E. Beiland Date of return: Nov. 23, 1974

Signature

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

Your Petition has been received * this 3 day of OCT 1974 Item # _____

H. R. 7
S. Eric DiNenna,
Zoning Commissioner

Petitioner MR. M. T. ROSE Submitted by B. O'DWELL

Petitioner's Attorney _____ Reviewed by ABC

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

BALTIMORE COUNTY, MARYLAND No. 17107
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 13, 1974 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENT
YELLOW - CUSTOMER

Mark Beck Associates, Inc.
760 Fairmount Ave.
Towson, Md. 21204
Petition for Variance - #75-122-A

2504

BALTIMORE COUNTY, MARYLAND No. 17170
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Dec. 4, 1974 ACCOUNT 01-662

AMOUNT \$11.25

DISTRIBUTION
WHITE - CASHIER
PINK - AGENT
YELLOW - CUSTOMER

Cash Paid by Mr. Kroesch)
Advertising and posting of property for Mark Beck Associates, Inc.
#75-122-A

4125

BALTIMORE COUNTY, MARYLAND No. 17170
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

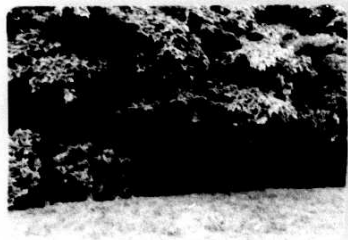
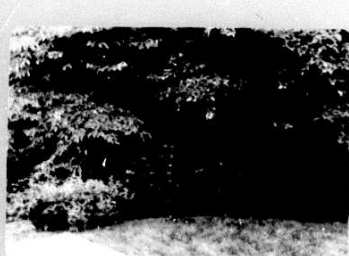
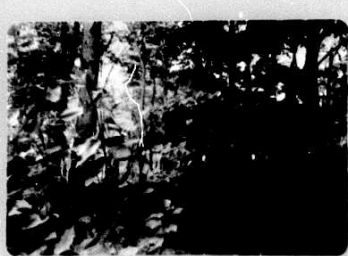
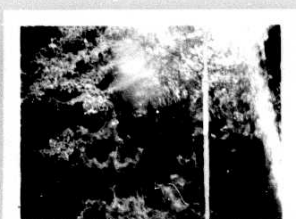
DATE Dec. 4, 1974 ACCOUNT 01-662

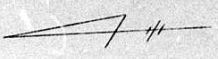
AMOUNT \$11.25

DISTRIBUTION
WHITE - CASHIER
PINK - AGENT
YELLOW - CUSTOMER

Cash Paid by Mr. Kroesch)
Advertising and posting of property for Mark Beck Associates, Inc.
#75-122-A

4125





ROAD

(30 FT. MORE)

201-5-11-1990

EXISTING ZONING: R.O.P.
PROPOSED ZONING: R.O.P. WITH A SEAR LANE
VARIANCE TO ALLOW A 36FOOT SEAR LANE INSTEAD
OF THE REQUIRED 50 FEET.

Δ254 OF 92090850 Δ20:1:20, 300#

PLAT FOR VARIANCE
TO READ 1.00
SETBACK LINE

1. LEADWINDT CO. 27
300 W. 4TH ST. ST. LOUIS, MO.
2. LEADWINDT CO. 27

395

WELDON Q. TROSBACH
FREDMONT COURT
CHICAGO, ILL., MO.
4417

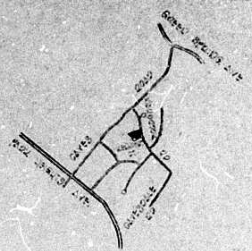


Robert E. Spillman
DEG. 100, 450

SPRINGFIELD, MA. 01104
JULY 1974
SCALE 1:5000
JULY 1974

'74921

JAN. 21, 1975



LOCATION MAP
SCALE 1" = 100'

GENERAL NOTES

EXISTING BUILDING OF
PROPOSED 20' X 10' D.P. WITH A SIDE YARD
VARIANCE TO ALLOW A DEEPER SIDE YARD INSTEAD
OF THE REQUESTED 20 FEET.

AREA OF PROPOSED ADDITIONAL DECK

PLAT FOR VARIANCE TO DEEP YARD SETBACK LINE

1. KENNEDY COURT
200 EAST 10TH ST.
BALTIMORE, MD.

100

MELVIN D. THORCH
KENNEDY COURT
BALTIMORE, MD.
100



Robert E. Miller
Dec. 10, 1973

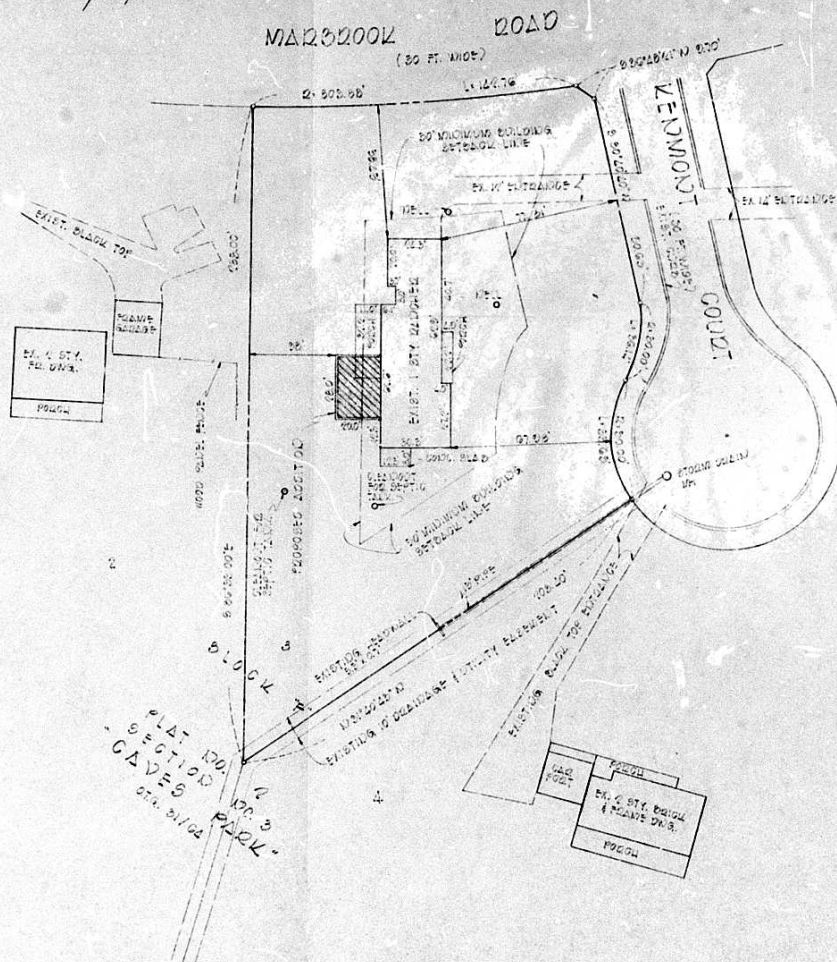
APPROVED BY	DATE
APPROVED BY	DATE
APPROVED BY	DATE
APPROVED BY	DATE

RECORDED JULY 1974

MICROFILMED

72081

JAN 21, 1976



PLAT NO. 100.3
PAGE 9
DATE 10/10/73

