

July 18, 1975

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

July 21, 1975

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

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

Re: Item #240 (1974-1975)
Property Owner: William J. Rice
E/S of Falls Rd., 1900' S. of Ivy Hill Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A003 B-3 from
required 50' setback to a 25'9" setback.
No. of Acres: 163.06 x 749.68
168.54 x 704.71
District: 8th

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 not involved.

Falls Road (Md. 25) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with Item #240 (1974-1975).

Very truly yours,

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

END:ZAM:ENR:as

1-1/4 Key Sheet
61 NW 1/4 Pos. Sheet
NW 1/4 Topo
50 Tax Map

Item 240

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

John B. Howard, Esquire
Mercantile Building
409 Washington Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted for
filing this 17th day of June 1975

E. Eric DiNenna
E. ERIC DINENNA,
Zoning Commissioner

Petitioner William J. & Judith S. Rice

Petitioner's Attorney John B. Howard Reviewed by Franklin T. Hogans, Jr.
Chairman,
Zoning Plans
Advisory Committee

FEZ-SINGLE DEED-COD- (City or County)-Form 600

LIBER 4359 PAGE 274
Baltimore County, Md. - Office of Finance

4-15-75 4 0 4 5 • 52139 MD- 112-0
4-15-75 4 0 5 5 • 52139 MD- 112-0

This Deed, Made this

15th day of September

in the year one thousand nine hundred and sixty four, by and between

ARMAND J. RICHARD and ALICE IRENE RICHARD, his wife
of Baltimore County in the State of Maryland, of the first part, and

WILLIAM J. RICE and JUDITH S. RICE, his wife
of the second part.

Witnesseth, that in consideration of the sum of five dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged the said ARMAND J. RICHARD and ALICE IRENE RICHARD, his wife

do grant and convey unto the said WILLIAM J. RICE and JUDITH S. RICE, his wife, as tenants by the entireties, their assigns, the survivor of them and the survivor's

heirs and assigns, in fee simple, all that lot of the ground, situate, lying and being in Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:-

Beginning for the same in the center of the Falls Road and at a point in the 10th or North 0 degrees 25 minutes West 241.15 foot line of a parcel of land which by a deed dated August 13, 1948 and recorded among the Land Records of Baltimore County in Liber TEB No. 1680 folio 577, was conveyed by Clarence A. Fischer and wife to Edith C. Byrd, said point being distant North 0 degrees 25 minutes West 197.70 feet from the beginning of said 10th line and running thence with and binding on a part of the 10th and last line of said parcel of land and binding in the center of Falls Road the two following courses and distances, viz: North 0 degrees 25 minutes West 43.45 feet and North 1 degree 33 minutes West 119.55 feet; thence leaving said road and outlines and running for a line of division, North 89 degrees 28 minutes East 749.68 feet to a pipe heretofore set at the beginning of the 2nd line of the above mentioned parcel of land; thence running with and binding on a part of said 2nd line, South 14 degrees 12 minutes West 168.54 feet to a pipe and thence leaving said outline and running for a line of division South 89 degrees 28 minutes West 704.71 feet to the place of beginning. Containing 2.72 Acres, more or less.

BEING the same lot of ground which by deed dated September 15, 1955 and recorded among the Land Records of Baltimore County in Liber GLB 2783 folio 166, was granted and conveyed by Gordon P. Balda, Divorced, unto Armand J. Richard and Alice Irene Richard, in fee simple.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

June 27, 1975

Franklin T. Hogans,
Chairman

John B. Howard, Esquire
Mercantile Building
409 Washington Avenue
Towson, Maryland 21204

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF 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 BUILDING ENGINEER

RE: Petition for Variance
Item 240
William J. & Judith S. Rice -
Petitioners

Dear Mr. Howard:

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 on the east side of Falls Road, 1900 feet south of Ivy Hill Road, and is currently improved with a single family dwelling, garage, shed and swimming pool.

The petitioner is requesting a Variance in an R.D.P. zone to permit a side yard setback of 25.9 feet in lieu of the required 50 feet, in order that an addition may be constructed on the side of the existing dwelling. Adjacent properties are improved with single family detached dwellings and rural farm lands.

The site plan must be revised prior to the hearing to indicate the location of the existing private well and septic systems.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 16, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-22-A. Petition for Variance for Side Yard.
East side of Falls Road 1900' S. of Ivy Hill Road.
Petitioner - William J. Rice and Judith S. Rice

8th District

HEARING: Monday, July 21, 1975 at 10:45 A.M.

There are no comprehensive planning factors requiring comment on this petition at this time.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw



John B. Howard, Esquire
Item 240
June 27, 1975
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Field inspection of the subject site revealed a site distance problem concerning ingress and egress onto Falls Road. This dangerous situation is for the most part a result of shrubbery along the front property line, and it is apparent to this Committee that a substantial trimming, or perhaps after the removal of this vegetation could possibly avert a serious accident at this location.

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,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 25, 1975

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

Re: Item 240 - ZAC - June 24, 1975
Property Owner: William J. Rice
Location: E/S of Falls Rd. 1900' S of Ivy Hill Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A003 B-3 from required 50' setback to a 25'9" setback.
No. of Acres: 163.06 x 749.68
168.54 x 704.71
District: 8th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate

MSF/bza

