## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

 or we, william Ja.S. Judith.S. Rice 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. To permit a side yard aethack of hereby petition for a Variance from Section, 14003, R-3 from the restauration of the section of the section

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Owner wishes to construct addition to present house.

North edge of house now 42' 5" from north boundary (house being built prior to 1963). Most practical direction for addition is extend the north side of house. This would decrease setback from north boundary from 42' 5" to 25' 9". Adjoining neighbor is aware of plan and is agreeable.

NW/6-0

116-20-7

IN 4475

Preliminary drawings have been done by architect.

See attached description

NY. \_77/4 Property is to be posted and advertised as prescribed by Zoning Regulations.

In owe, 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 Balthore County adopted pursuant to the Zoning Law For Baltimore County.

Judith S. Rice Judith She

William J. Rice Helling A free Legal Owner

\_Cockeysville, Maryland

Address\_12321\_Falls\_Road

FLIME

IVED FOR

Jon 17 ORDERED By The Zoning Commissioner of

ot. June. 1955 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 21st day of XXXXXXX July 197 5 at 10:45 lock

RE: PETITION FOR VARIANCE E/S of Falls Road, 1,990' S of lyv Hill Road - 8th Election District William J. Rice, et ux - Petitioners NO. 76-22-A (Item No. 240)

BEFORE THE DEPUTY ZONING

COMMISSIONER OF

BALTIMORE COUNTY

This Petition represents a request for a Variance that would permit an addition to an existing house situated on the east side of Falls Road, 1,990 feet more or less, south of Ivy Hill Road.

Testimony and evidence presented during the course of the hearing estiblished that the subject dwelling and/or addition would be situated adjacent t the two structures, provided adequate privacy for occupants of the dwellings In general, the Petitioner felt that since the subject property and improve existed prior to the adoption of Bill 100, it was unfair to expect compliance with the 50 foot yard requirements established by the Bill.

Based on the above testimony, it is the opinion of the Deputy Zoning Commissioner that the Petitioner is faced with a practical difficulty and that

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of nore County this 25th day of July, 1975, that the herein Petition for a Variance to permit a side yard setback of 25.9 feet instead of the reuired 50 feet should be and the same is hereby 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

DESCRIPTION FOR VARIANCE

BEGINNING AT A POINT ON THE EAST SIDE OF FALLS ROAD, 1990 FEST, MORE OR LESS, SOUTH OF IVY HILL ROAD, AND THENCE BINDING ALONG THE CENTER OF FALLS ROAD S 1º 33' E 119.53 FEST, S 0º 25' E 43.35 FEST, THENCE LEAVING SAID ROAD N 89° 28' E 704.71 FEST. THENCE N 14° 12° E 168.54 PEET, THENCE S 890 28: W 749.68 FEET TO THE POINT OF ESCIENTING

RICE PROPERTY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

OFFICE OF ZONING CONMISSIONE

S. ERIC DINENNA JAMES E. DYER Deputy Zoning Commiss



Dear Vor Denema refer Variance granted gely 2: 12 1925

This is to acknowledge that of will arrest all regenerably toth fernicul and otherwise pending the appeal general and the above granted raniami.

your truly Sillian & Ries

PETITION FOR VARIANCE East side of Fells Road 1990

WILLIAM J. RICE AND

BALTIMORE COUNTY

Case No. 76-22-A, Hem # 240

ZONING COMMISSIONER

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, we hereby enter our appearance in this proceeding. You are requested to notify us of any date or dates which may be now or hereafter design and of the passage of any preliminary or final Order in connection the

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 12 day of July, 1975 to John B. Howard, Esquire, Mercantille Building, Towson, Maryland, 21204. Attorney for Petitione



I will not attend, JWH.

July 25, 1975

John B. Howard, Esquire 409 Washington Avenue Towson, Maryla d 21204

> RE: Petition for Variance E/S of Falls Road, 1,990'S of lvy Hill Road - 8th Election District William J. Rice, et ux - Petitioners NO. 76-22-A (Item No. 240)

Dear Mr. Howard:

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

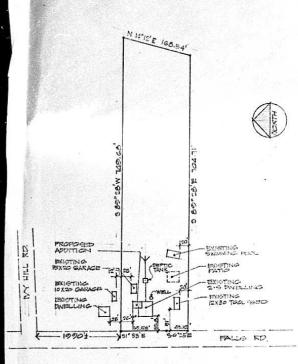
Very truly yours,

mus 2 JAMES E. DYER Deputy Zonias Commissioner

JED/me

Attachment

ec: Havian



PETITION FOR ZONING VARIANCE FOR

MR.9 MRS. WILLIAM J. RICE 16821 FALLS ROAD, BALTO MD. ELECTION DIST. NO. 8 ZONED ROP PRIVATE MOUTIES EXISTING

T. D.S. NO. 1890 FOL. 334

DOLLE! 1 = 100

July 18, 1975

Zoning Commissions Baltimore County

My neighbors on the south, William & Judith Rice, plan to add to their existing house. Since this will be within 50 feet of my property, it is my understanding that he must obtain a variance from the existing zoning restriction.

Yours truly.

generove xachner

Genieve Lochner

11. 22.6

Baltimore County, Saruland Benartment Of Sublic Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Empineering

July 21, 1975

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120b

Re: Item #2h0 (1976-1975) Item \$Z\_{10}\$ (19%.1975)
Property Purser: William J. Rice
E/S of Falls Ed., 12001 S. of Try Hill Rd.
Existing founds: R.D.P.
Proposed Zoning: Variance from Sec. 14003 B-3 from
required S0: setback to a 2519° setback.
No. of Acres: 163.06 x 709.69
1855[5] 701.71 District: 8th

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

General:

Balti- re County utilities and highway improvements are not involved.

Falls Road (vd. 25) is a State Road; therefore, all improvements, intersections, entrances and drainance requirements as they affect the road cone under the juriadition of the Maryland Hishway 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 Railinors County.

This office has no further concent in regard to the plan submitted for Zoning Advisory Condittee review in connection with Item #2h0 (197h-1975).

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

END-RAY- WRIGH

7-W Key Sheet 61 NW 16 Pos. Theet NW 16 P Topo 50 Tax Map

Ttem 240

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

ohn B. Howard, Esquire ercantile Building 09 Wadington Avenue owson, Maryland 21204

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

Your Petition has been received and accepted for filing this 17th

Petitioner William J. & Judith S. Rice

Petitioner's Attorney John B. Howard

Zoning Plans Advisory Committee

LIBER 4359 PASE 274

11250

1-15-01 50 55 • 52139 170-9-1584 9095 • 52139 1PD-

This Deed, Made this

a the year one thousand nine hundred and sixty four

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

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

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 O 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 Record of Fall timore County in Liber TES No. 1680 folio 577, was conveyed by Clarence A. Fincher and wire to Edith C. Byrd, said point being dietant North O 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, the center of Falls Road the two following courses and distances, vit. North O degrees 25 minutes West 49,45 feet and North 1 degrees 33 minutes West 49,45 feet and North 1 degrees 33 minutes West 49,45 feet and since and running for a line of division, North 89 degrees 28 minutes West 194,966 feet to a pipe neretofore 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 168,94 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 Ealtlaore County in Liber GLB 2783 folio 168, was granted and conveyed by Cordon P. Hairle Divorced, unto Armand J. Richard and Alice Irene Richard, in fee simple.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING Franklin'T: Hogans XXXXXXXXXXXXXX

MEMBERS HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERIN STATE HIGHWAY

BUREAU OF PROJECT AND DEVELOPMENT PLANNIN

BOARD OF EDUCATION OFFICE OF THE BUILDINGS ENGINEER John B. Howard, Esquire Mercantile Building 409 Washington Avenue Towson, Maryland 21204

RE: Petition for Variance 

June 27, 1975

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 Twy 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 sethack 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.

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

NATIONAL CORRESPONDENCE

S. Eric DiNenna, Zoning Commissioner Date.

William D. Fromm, Director of Planning

Petition #76-22-A. Petition for Variance for Side Yard.
- Best vide of Paths Road 1990 feet, more or less, South 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.

WDF: NEG: N

John B . Howard, Esquire Item 240 June 27, 1975 Page 2

FTH: JD

Enclosure

Pield inspection of the subject site revealed a site distance problem concerning ingress and egress onto Falls Woad. 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

Very truly yours,

Tranklin T. Hogans, Jr. (J.C.)
FRANKLIN T. HOGANS, JR.

Chairman, Zoning Plans Advisory Committee



BALTIMORE COUNTY, MARYLAND EFFERSON BUILDING TON/SON MARYLAND SING



DEPARTMENT OF TRAFFIC ENGINEERING

June 25, 1975

Mr. S. Eric DiNenna

Zoning Commissioner County Office Building

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
168.54 704.71

District: Ath

No traffic problems are anticipated by the requested variance

Very truly yours. Michael S. Flanigan Traffic Engineering Associate

MSF/bza

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

**EVALUATION COMMENTS** 

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



July 14, 1975

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

Dear Mr. DiNenna:

Comments on Item #240, Zoning Advisory Committee Meeting, June 24, 1975, are as follows:

> Property Owner: William J. Rice Location: E/S of Falls Rd, 1900' S of Ivy Hill Rd.
> Existing Zoning: R.D.P.
> Proposed Loning: Variance from Sec. 1A003 B-3
> from required 50' setback to a 25'9" setback.

No. of Acres: 163.06 x 749.68 704.71

District: 8th

This property is serviced by private water and a private sewage disposal system, both of which appear to be

Very truly yours,

tim 1 who Thomas H. Devlin, Director

BUREAU OF ENVIRONMENTAL SERVICES

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

Comments on Item #240, Zoning Advisory Committee Meeting, June 24, 1975, are as follows:

Property Owner: William J. Rice Location: E/S of Falls Road 1900' S of by Hill Road 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 749.68 168.54 704.71

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

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

John Levenbly

John L. Wimbley Planning Specialist II Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE

STROMBERG PUBLICATIONS, Inc.

**BOARD OF EDUCATION** OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 27, 1975

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

Z.A.C. Meeting of: June 24, 1975

Property Owner: William H. Grim Location: NW/C of Newburg

NW/C of Newburg & Sandford Avenue D.R. 5.5

Proposed Zoning: Variance from Section 1802.3C1 to permit a side yard setback of 5'6" in lieu of the required existing setback of 7.2" and a rear yard of 25' in lieu of

District:

1st 50 x 45

Doar Mr. DINenna:

No bearing on student population.

Very truly yours

Wall Map | Original | Duplicate | Tracing | 200 Sheet

Revised Plans;

Map #

Change in outline or description\_\_\_\_Yes

W. Nick Petrovich... Field Representative.

EUGENE C. HESS, VICE PARENCE MRS. ROBERT L. BERNEY

FUNCTION

Descriptions checked and outline plotted on map

Petition number added to

Denied

Reviewed by:

outline

Granted by

ZC, BA, CC, CA

Previous case:

WNP/m1

JOSEPH N. MICOWAN ALVIN LORECK

PETITION MAPPING PROGRESS SHEET

T. BAYARD WILLIAMS JE MRS BICHARD F WITCHES Posted by Llomas E. Boland Dale of return to by 11, 1975 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received \* this 3 " 1975. Item #

Submitted by

\* This is not to be interpreted as acceptance of the Petition for

1- SIGN

CERTIFICATE OF POSTING

NG DEPARTMENT OF BALTIMORE COUNTY

Townen, Maryland

Location of property. E/S OF FALLS Rd. 1990'S OF TVY. HILL Rd.

Posted for PETITION FOR VARIANCE

Location of Signs: FRINT 12321 FALLS Rd.

Petitioner WILLIAM J. RICE

Petitioner

Petitioner's Attorney

assignment of a hearing date.

76-22-A

Date of Posting July 3 1975

MISCELLANEOUS CA	SH RECEIPT	21648
DATE June 30, 19	75 ACCOUNT 01-	-662
	AMOUNT	\$25.00
WHITE CASHIER William J. Rice 12321 Palls Road	DISTRIBUTION PINK - AGENCY	"ELLOW - CUSTOMEN
Cockeysville, Md. Petition for Varia	21030 med 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	25.00
		1.2
TO THE OWNER OF THE OWNER.	TORE THE PERSON LINES SOFT	
OFFICE OF FINANCE - REVE	NUE DIVISION	No. 21695
BALTIMORE COUNTY OFFICE OF FINANCE - REVE MISCELLANEOUS CAS	NUE DIVISION H RECEIPT	No. 21695

PINK - AGENCY

Cockeysvilla Ma. 21030
Advertising and posting of property— 676-22-4 5.25

Villiam J. Rice 12321 Falls Road

Cockeysvilla Md. 21030



## CERTIFICATE OF PUBLICATION

TOWSON, MD. July 3. 19.75 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 weach of one time sucressive weeks before the 21st

day of \_\_\_\_\_\_luly\_\_\_\_\_\_\_, 19.75, the first publication appearing on the \_\_\_\_\_3rd . . day of \_\_\_\_\_July\_\_\_\_\_\_

19..75.

Cost of Advertisement, \$.....

OFFICE OF TOWSON I M IE S TOWSON, MD. 21204 THIS IS TO CERTIFY, that the annexed advertisement of Petitins for Verbison From Inchiliance County, in primit is and part of 2th for instead of the period 2th for instead of period 2th for instead of the period 2th for the period 2th the period 2th for the period 2th the period 2th for the period 2 PETITION - EAST SIDE OF FALLS HOAD was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one weeks before the 21 day of July 1975 that is to say, the same was inserted in the issues of July 4,1975

By 1 (1627 2004