

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 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 front yard setback from the center line of the street of 55 feet in lieu of the required 75 feet should be granted.

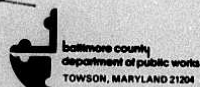
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of March, 1976, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of March, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



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

March 18, 1976

Re: Item #159 (1975-1976)
Property Owner: Mr. & Mrs. James M. Ricketts
W/S Cedar Lane, 130' N. of Bradshaw Road
Existing Zoning: RDP
Proposed Zoning: Variance to permit front line setback of 55' in lieu of required 75'.
No. of Acres: 168 x 150 District: 11th
168 150

Dear Mr. DiMenna:

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.

Highways:

Cedar Lane, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of the drainage facilities, would be the full responsibility of the Petitioner.

Item #159 (1975-1976)
Property Owner: Mr. & Mrs. James M. Ricketts
Page 2
March 18, 1976

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "Planned Service" in the area in 6 to 10 years.

Very truly yours,

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

END:EAM:PWR:ss

CC: J. Trenner
J. Somers

Q-NE Key Sheet
54 NE 38 Pos. Sheet
NE 14 J Topo
64 Tax Map



Paul H. Reincke
CHIEF

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Mr. & Mrs. James M. Ricketts

Location: NW/4 Cedar La. 130' N of Bradshaw La.

Item No. 159 Zoning Agenda February 10, 1976

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 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.
- (X) 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: Paul H. Reincke Noted and Approved: Franklin T. Hognans, Jr.
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 24, 1976

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

Franklin T. Hognans, Jr.
Chairman

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 BUILDINGS ENGINEER

Mr. James M. Ricketts
11704 Cedar Lane
Kingsville, Maryland 21087

RE: Variance Petition
Item 159
Mr. & Mrs. James Ricketts -
Petitioners

Dear Mr. Ricketts:

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 northwest side of Cedar Lane, 130 Feet north of Bradshaw Lane, and is currently an unimproved residential lot. The petitioner is requesting a Variance to permit a proposed single family dwelling, to be located 55 feet from the center line of Cedar Lane in lieu of the required 75 feet. In order that the proposed dwelling may be placed in line with the existing residential development on the northwest side of Cedar Lane.

The petitioner should note with particular interest the comments of the Health Department, and make every attempt to revise his plans if necessary prior to the hearing.

Mr. James M. Ricketts
Re: Item 159
February 24, 1976
Page 2

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.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Mr. James M. Ricketts
11704 Cedar Lane
Kingsville, MD. 21087

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

Your Petition has been received and accepted for filing this 24th day of February, 1976

S. Eric DiMenna,
Zoning Commissioner

Petitioner Mr. and Mrs. James Ricketts

Petitioner's Attorney Reviewed by Franklin T. Hognans, Jr.
Chairman,
Zoning Advisory
Committee

February 27, 1976

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 #159, Zoning Advisory Committee Meeting, February 10, 1976, are as follows:

Property Owner: Mr. and Mrs. James M. Ricketts
Location: NW/4 Cedar Lane 130' N. of Bradshaw La.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit front line setback of 55' in lieu of required 75'
Acres: 168 x 150
168 150
District: 11th

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
John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 15, 1976

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

Z.A.C. Meeting of: February 10, 1976

Re: Item 159
Property Owner: Mr. & Mrs. James M. Ricketts
Location: NW/4 Cedar Lane, 130' N. of Bradshaw Lane
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit front line setback of 55' in lieu of required 75'.

District: 11th
No. Acres: 168 x 150
168 150

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

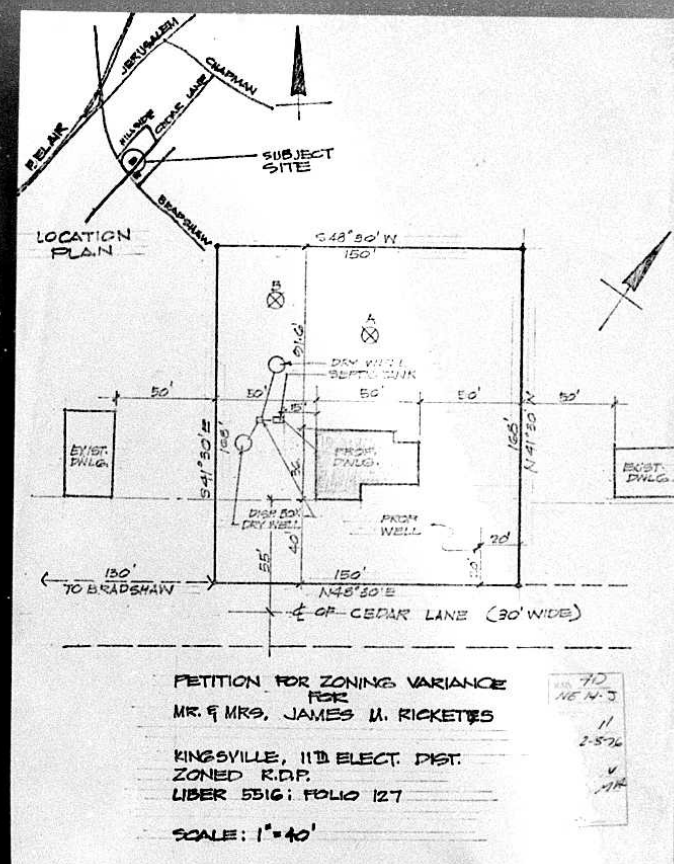
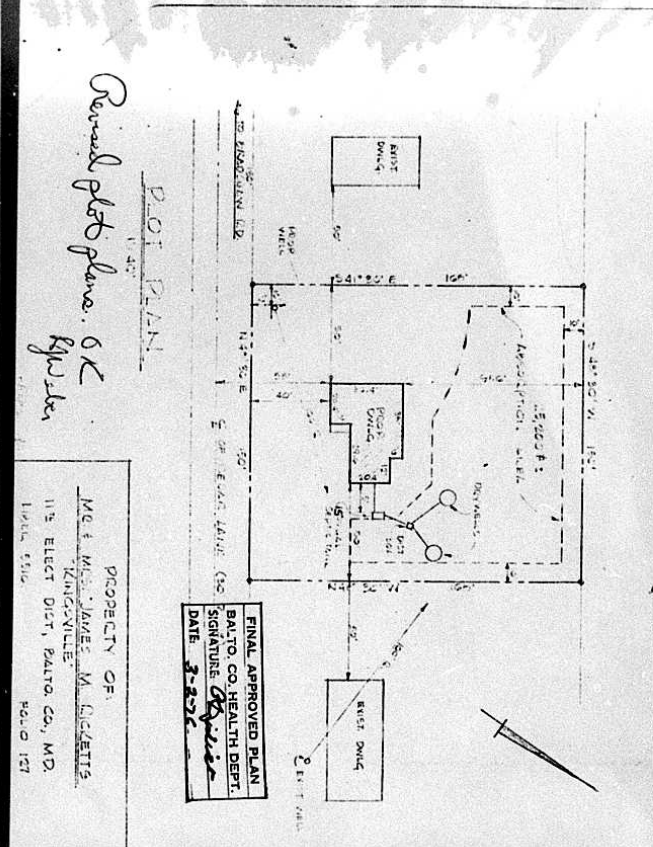
W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WMP/ml

H. ENSLEY PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. BOTBARI
JOSEPH M. MCGANN
ALVIN LORECK
JOSHUA B. WHEELER, SUPERINTENDENT

T. SAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. RICHARD K. HUERTER



OFFICE OF
THE TIMES
NEWSPAPERS
RANDALLSTOWN, MD. 21133 Feb. 25, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Variance- Ricketts
was inserted in the following

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times

weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 15th day of March 1976, that it to say, the same was inserted in the issues of Feb. 25, 1976.

STROMBERG PUBLICATIONS, INC.
BY *Pat Sunk*

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEBRUARY 26, 1976

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 successive weeks before the 15th day of March, 1976, the first publication appearing on the 26th day of February 1976.

THE JEFFERSONIAN
S. Susan Smith
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland #76-184-A

District: 11th Date of Posting: 2-26-76

Posted for: James M. Ricketts

Petitioner: James M. Ricketts

Location of property: 1/2 mile S. of Cedar Lane 130' N. of Bradshaw La.

Location of Sign: 1 Sign Post at 11204 Cedar Lane

Remarks: W. H. H. H.

Posted by: W. H. H. H. Date of return: 3-4-76

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

Your Petition has been received * this 2nd day of Feb 1976 Filing Fee \$ 25 Received ☒ Cash ☐ Other

Petitioner Ricketts Submitted by Eric DiNenna
Petitioner's Attorney Eric DiNenna Reviewed by Eric DiNenna

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 31626

DATE: Feb. 23, 1976 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: James M. Ricketts 1521 Charles Town Dr., Edgewood, MD. 21040

FOR: Petition for a Variance #76-184-A

25.00 net

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 31675

DATE: March 15, 1976 ACCOUNT: 01-662

AMOUNT: \$37.75

RECEIVED: James M. Ricketts 1521 Charles Town Dr., Edgewood, MD. 21040

FOR: Advertising and posting of property #76-184-A

37.75 net

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 31626

DATE: Feb. 23, 1976 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: James M. Ricketts 1521 Charles Town Dr., Edgewood, MD. 21040

FOR: Petition for a Variance #76-184-A

25.00 net

