PETTI ON FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

(our 10. 159) I, or we Mr. & Mrs. June s Rickotts legal owner for the property situate in Baltimore unity and which is described in the description and plat attached hereto and made a part hereof.

hereby petition for a Variance from Section 1A00.38 (3) to permit a front yard distance from the centerline of Cedar Lane of 55 feet in lieu of the

required 75 feet.

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

To establish good building line contour among established dwellings and to further enhance building lot concerned.

More room in the rear of property is desired for future planning.

3. To minimize construction cost of tangible items.

ORDER RECEIVED FOR

1H Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, poeting, etc., upon filing of this tition, and further agree to and are to be bound by the zoning regulations and restrictions of states County adopted pursuant to the Zoning Law Per Baltimore County.

Jones M. Rufett Barbara F. Ricketto 1521 Chulston Du Singarelle Mid 21087 Edgured, Maryland 21040

__, 197 _6, at __10216clock

Windana Cax - 71 184 1

NO14-5

2-576

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

2 A 70.580

April 7, 1976

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

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

Property Owner: Mr. 6 Mrs. James H. Ricketts
Location: NW/S Cedar La. 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 District: 11th

Since the lot has had an approved percolation test and water well, no health hazard is anticipated.

Very truly yours, Olim M. cenen

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

RJW: pb/

RE: PETITION FOR VARIANCE Northwest side of Cedar Lane 130 feet : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

JAMES M., RICKETTS, et ux, Petitioners : Case No. 76-184-A

uant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kounty, Jr. Charles E. Kountz, Jr. Deputy People's Counsel

John W. Hessian, III
John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of March, 1976, a capy of the foregoing Order was mailed to Mr. & Mrs. James M. Ricketts, 11704 Cedar Lane, Kingsville, Maryland

John W. Herrian, III



March 18, 1976

RE: Petition for Variance NW/S of Cedar Lane, 130' E of Bradshaw Road - 11th Election James M. Ricketts, et ux -Petitioners NO. 76-184-A (Item No. 159)

Dear Mr. & Mrs. Ricketts

Very truly yours

S. ERIC DI NENNA

cc: John W. Hessian, III, Esquire People's Counsel

DESCRIPTION FOR VARIANCE

BEGINNING at a point on the northwest side of Cedar Lane (30 ft. wide) and running the following courses and distances: N48*30'D 150 feet, N42*30' W 168 feet, S48*30'W 150 feet, and S41*30' E 168 feet to the point of BEGINNING.

BALTIMORE COUNTY, MARPLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date February 26, 1976

PROM William D. Fromm, Director of Planning

SUBJECT Cellipn. *75-184-A. Petition for a Variance for a Front Yord.

Northwest side of Cedar Lane 130 feet East of Bradshaw Road

Petitioner – James M. Ricketts and Barbara F. Ricketts

11th District

WDF+ IGH+nh

Hearing: Monday, March 15, 1976 at 10:15 A.M.

Millian I h

STEPHEN E. COLLINS

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

Re: Item 159 - ZAC - February 10, 1976
Property Owner: Mr. & Mrs. James M. Ricketts
Location: NM/S Ceder Lane 130' N. of Bradshaw La.
Emisting Zoning: R.D.P.
Proposed Zoning: Variance to parmit front line setback of 55'
No. of Acres: 168 X 150
District: 11th

The proposed variance to the font setback is not expected to cause any traffic problems.

Very truly yours, Michael S. Flan Michael S. Flanigan Traffic Engineer Associate

March 2, 1976

MSF:nc

Mr. James M. Ricketts 1521 Charlestown Drive Edgewood, Md., 21040 March 12, 1976

Mr. Di Nenna, S. Eric Commissioner of Zoning III W.Chesapeake Ave. Towson, Md., 21204

Dear Mr. Di Nenna.

This is to inform you that we, the undersigned, accept any and all responsibility in the event of an appeal to your order of variance in case \$76-164. We thank you for the expediance in which this matter was handled.

I would like to bring to your attention the more than adequet assistance that we received from Mr. Franklin T. Horans, & He was extremely helpful on all inquirier, and guidence concerning our property on Coder lane. His explanations, and informatio were very much appreciated. Thank you and your department again.

James M. Richett Balow F Robette James M. Ricketts

rursum to th	e agreetti gest, posting of	property, and public	ing on the above Petition
end it appearing th	at by reason of the followin	g finding of facts the	at strict compliance with
the Baltimore	County Zoning Regula	tions would result	in practical difficulty an
unreasonable i	hardship upon the Peti	tioners.	
		90.	
he abou Variance	should be had; and it furt	her appearing that by	reason of the granting of
the Yariance z	equested not adversel	y affecting the hea	lith, safety, and general
welfare of the	community, the Yaris	nce to permit a fr	ront yard setback from
the center line	of the street of 55 fee	et in lish of the re	quired_75_fest_should_be_
19	D by the Zoning Commission		IP t
 CONSIGNATION PROPERTY 			
der, subject to	and the same is GRA	NTED, from and a plan by the Done	the aforementioned Variater the date of this Or- rtment of Public Works
A		12-1	lillen
		Zoning Com	missioner of Baltimore County
Pursuant to the	e advertisement, posting of	property and public 1	searing on the above petition
nd it appearing the	at by reason of		
e above Variance	should NOT BE GRANTS	8D.	
IT IS ODDEDE	n ha tha Zantas Canada a		
			ity, thisday
	, 19/, that the at	ove Variance be and	the same is hereby DENIED.
			nissioner of Baltimore County

CASE 76-184.19 ND 3/15/20

March 18, 1976

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item \$159 (1975-1976)
Property Owner: Nr. 6 Mrs. James M. Ricketts
N/MS Codar Lane, 130 M. 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

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.

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 revertible easements for slopes will be required in connection with any grading or building parmit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be rewised 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.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances 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.

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 Netropolitan District and the Urban Rural Domarcation Line. The Baltimore County Comprehensive Mater and Sewerage Plan, amended August 1974, indicates "Planned Service" in the area in 6 to 10 years.

Very truly yours,

Solswork 5 Diver ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: PWR: 88

All for the second

THE PARTIES ALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for day of 1974 filing this

Petitioner m. and Man. Same Manage

Petitioner's Attorney_

Reviewed by Franklin T. Hogans, Jr. Chairman, Zoning Advisory Committee

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

Attention: Mr. Jack Dillon, Chairman

Re: Property Owner: Mr. & Lrs. James H. Ricketts

Location: MM/S Cedar La. 130' N of Bradshaw La.

Zoning Agenda February 10, 1976

Pursuant to your request, the referenced property has been surveyed by this Bureau and the commento below marked the thin "x" are applicable and required to be corrected or incorporated into the final plans for the property

- () 1. Pire 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____
- EXCESSS the maximum allowed by the Fire Department.

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

Beviewert H Willy Mayer Boted and Approved:
Planning Group Special Impection Division Fire Prevention Dureau

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

ranklin'T: Hogans XXXXXXXXXXXXXXX

> CONING ADMINISTRATED HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION STATE HISHWAY

BUREAU OF ENGINEERING PROJECT AND DEVELOPMENT PLANNING

EGARD OF EDUCATION OFFICE OF THE February 24, 1976

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

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

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 ness 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 Varience 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.

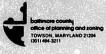
Mr. James M. Ricketts Re: Item 159 February 24, 1976 Page 2

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 forarded to you in the near future.

Very truly yours,

FRANKLIN T. HOGANS, JR. Chairman, Zoning Plans

PTH. ID



February 27, 1976

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

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

Property Owner: Mr. and Mrs. James M. Ricketts
Location: NW/S 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

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

Very truly yours,

John Zwenbly

John L. Wimbley Planning Specialist II Project and Developmen

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 13, 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. 6 Mrs. James M. Ricketts
Location: NM/S Cedar Lane., 130' N. of Bradshaw Lane
Present Zoning: R.D.P. sed Zoning: Variance to permit front line setback of 55'
in lieu of required 75'.

No bearing on student population

Very truly yours

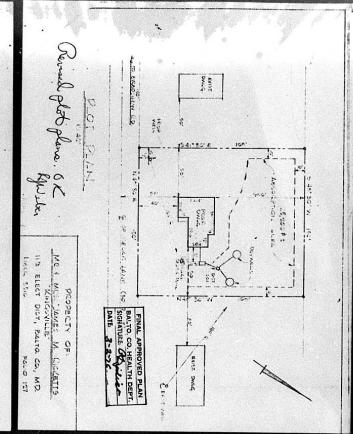
W. Nick Petrovich. Field Representative.

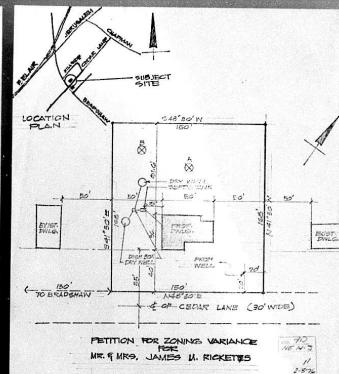
EUGENE C. HESS. -------

WIP/m

MARCUS M. BOTBARIS JOSEPH N. MIGGWAN

RICHARD W. THACEY, V.M.D. MRS RICHARD & WUCEFE





NEWSPAPERS

RANDALLSTOWN, MD. 21133

Feb. 25, 1976

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

☐ Catonsville Times ☐ Dundalk Times E Essex Times

☐ Towson Times ☐ Arbutus Times Community Times

weekly newspapers published in Baltimore County. Maryland, once a week for one xxxxxxxxxxxxxxxxx before the 15th day of March 1926, that it to say, the same was inserted in the issues of Feb. 25, 1976.

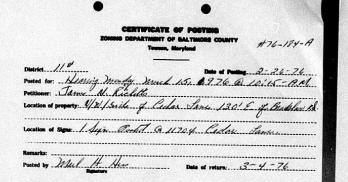
> STROMBERG PUBLICATIONS, INC. By Fati Snink



CERTIFICATE OF PUBLICATION

February 26 appearing on the 26th day of February 19.76

> THE JEFFERSONIAN, G. Leank Striften



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received * this_ Filing Fee \$ 25. Received (Check __Cash __Other Zoning Commissioner Petitioner's Attorney This is not to be interpreted as acceptance of the Patition for assignment of a hearing date.

KINGSVILLE, ITTLELECT. DIST. ZONED R.D.P.

LIBER 5516; FOLIO 127

SCALE: 1"=40"

No. 31626 BALTIMORE COUNTY, MARYLAND OFFICE OF FINAL 2- REVENUE DIVISION MISCELLANEOUS CASH RECEIPT ACCOUNT 01-662 Peb. 23, 1976 RECEIVEJames N. Ricketts 1521 Charles Town Dr., Edgewood Petition for a Variance 18933814 23 25.0 C MSC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND M. 31675 March 15, 1976 AMOUNT \$37-75 Mgescod, Mi. 21010 Advertising and posting of property 184 9 9 ANN 15 VALIDATION OR SIGNATURE OF CASHIER

