

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. & Mrs. Randle M. Goetze, III, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, (208.2 & 303.1) & 1808.62.50, hereby petition for a Variance from Section 11.802.10, permit a front yard setback of 25' in lieu of the required 32.5' and a rear yard setback of 29' in lieu of the required 30'.

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

1. House sets catty-corner on a corner lot and rear of lot is hills for drainage. These two reasons leave only one end of house where driveway is now to build on. The addition's corner will not bother any other house nextdoor or across the street because of elevation and distance.
2. This addition is needed for family growth and comfort.
3. Improvement Association also approves same.

See attached description

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

I, or 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 for Baltimore County.

Contract purchase _____
Address: 41 Turnberry Court
Lutherville, MD 21093
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of January 1977, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County in two newspapers of general circulation through-out 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 County, on the _____ day of February 1977, at 10:00 o'clock

at _____ M.
Min 6 - 77 AM
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric Dinnenna
TO: Planning Commission
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition 77-151-A, Petition for Variance for Front and Rear Yards Southwest corner of Turnberry Court and Rolling Green Street
Petitioner - Randle M. Goetze, 3rd and Nancy Goetze

8th District

HEARING: Wednesday, February 23, 1977 (10:00 A.M.)

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

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

MEG:JGR:one

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/C of Turnberry Ct. & Rolling Green St., : OF BALTIMORE COUNTY
8th District :
Randle M. Goetze, III, et ux, : Case No. 77-151-A
Petitioners :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant 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.

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

I HEREBY CERTIFY that on this 17th day of February, 1977, a copy of the foregoing Order was mailed to Mr. & J Mrs. Randle M. Goetze, III, No. 1 Turnberry Court, Lutherville, Maryland 21093, Petitioners.

John W. Hession, III

FEB 18 77 AM



February 24, 1977

Mr. & Mrs. Randle M. Goetze, III
1 Turnberry Court
Lutherville, Maryland 21093

RE: Petition for Variances
SW/corner of Turnberry Court and
Rolling Green Street - 8th Election
District
Randle M. Goetze, III, et ux -
Petitioners
NC. 77-151-A (Item No. 138)

Dear Mr. & Mrs. Goetze:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. Eric Dinnenna
S. ERIC DINNENNA
Zoning Commissioner

SED:evf

Attachments

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

DESCRIPTION FOR VARIANCE
PROPERTY OF RANDLE M. & NANCY L. GOETZE
8TH ELECTION DISTRICT

Beginning at a point on the Southwest corner of Turnberry Court and Rolling Green Street and known as Lot 3, Block A, of "Flat Two, 'Ballwood', which is recorded in the Land Records of Baltimore County in Liber 31, Folio 40.

Also known as 1 Turnberry Court.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 15, 1977

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Md. 21204

Microfilm Series

Acting Chairman

MEMBERS

BUREAU OF

TRAFFIC ENGINEERING

DEPARTMENT OF

PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

RECREATION

DEVELOPMENT

Mr. Randle M. Goetze, III
No. 1 Turnberry Court
Lutherville, Maryland 21093

RE: Variance Petition
Item 138
Randle M. & Nancy L. Goetze -
Petitioners

Dear Mr. Goetze:

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 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.

Located on the southwest corner of Turnberry Court and Rolling Green Street, in the 8th Election District, this 0.8, 3.5 zoned site is currently improved with a two-story dwelling. Adjacent properties, also zoned D.R. 3.5 are improved with similar type uses.

This Variance is necessitated by your proposal to construct an addition to the side of the existing dwelling, which due to its orientation on the property, would in effect create deficient front and side yard setbacks.

R. Randle M. Goetze, III
R. Randle M. Goetze, III
1 Turnberry Court
Lutherville, Maryland 21093

Item 138

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 _____ day of _____ 1977

Petitioner: Randle M. & Nancy L. Goetze
Petitioner's Attorney _____

S. Eric Dinnenna
S. ERIC DINNENNA
Zoning Commissioner

Reviewed by Nicholas S. Comasari
Nicholas S. Comasari,
Planning & Zoning
Associate III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



FEEDBACK AND SITE PLAN

EVALUATION COMMENTS

JUL 25 1977

ORDER RECEIVED FOR FILING
January 25, 1977
LATE

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 compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners...

the above Variance should be granted; and it further appearing that by reason of the granting of the Variance, no substantial adverse effect on the health, safety, and general welfare of the community, the Variance to permit a front yard setback of 25 feet in lieu of the required 32.5 feet and a rear yard setback of 29 feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of February, 1977, 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 Zoning Commissioner of Baltimore County 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 day of February, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. Randle M. Goetz, III
Re: Item 138
February 15, 1977
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,
Nicholas B. Comodari
NICHOLAS B. COMODARI,
Acting Chairman, Zoning
Plans Advisory Committee

NBC:JD
Enclosure

WMH
of Health
MARYLAND 21204
DONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 11, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Dear Mr. DiNenna:
Comments on Item # 138, Zoning Advisory Committee Meeting, January 4, 1977, are as follows:
Property Owner: Randle M. & Nancy L. Goetz
Location: 3000 Turnberry Ct. & Rolling Green St.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 32.5' and a rear setback of 29' in lieu of the required 30'.
Acres: 0.28
District: 8th
Since metropolitan water and sewer exist, no health hazards are anticipated.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/MTW/tls

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

February 10, 1977

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

Re: Item #138 (1976-1977)
Property Owner: Randle M. & Nancy L. Goetz
Location: 3000 Turnberry Ct. & Rolling Green St.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 32.5' and a rear setback of 29' in lieu of the required 30'.
Acres: 0.28 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:

This property comprises Lot 34, Block "A" of "Trailwood Plat 2" (recorded O.C.C. 31, Folio 49). There are drainage and utility easements along the rear and side lot lines of this property.

Baltimore County Highway and utility improvements are not directly involved and are as secured by Public Works Agreement #96602 executed in connection with the development of "Trailwood".

Sediment control measures as may be necessary to protect the adjacent property and others at lower elevation than this site will be required in connection with any grading or building permit application.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #138 (1976-1977).

Very truly yours,

William M. Dwyer
WILLIAM M. DWYER, P.E.
Chief, Bureau of Engineering

END:EW:PM:as
1-65 Key Sheet
48 1st C. Pos. Sheet
3M 128 Topo
60 Top Map

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610
JOHN D. SEIFFERT
DIRECTOR

January 5, 1977

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

Dear Mr. DiNenna:

Comments on Item # 138 Zoning Advisory Committee Meeting, January 4, 1977 are as follows:

Property Owner: Randle M. & Nancy L. Goetz
Location: 3000 Turnberry Ct. & Rolling Green St.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 32.5' and a rear setback of 29' in lieu of the required 30'.
Acres: 0.28
District: 8th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Durbin
Charles E. Durbin
Plans Review Chief
CEH:rrj

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 426-7310
Paul H. Reinecke
Chief

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

Attention: Nicholas B. Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Randle M. & Nancy L. Goetz
Location: 3000 Turnberry Ct. & Rolling Green St.

Item No. 138

Zoning Agenda January 4, 1977

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 i.e. 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 _____ remains 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 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *H. J. Kelly* Noted and Approved: *George M. McGehee*
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

February 9, 1977

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 426-7311

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

Dear Mr. DiNenna:

Comments on Item #138, Zoning Advisory Committee Meeting, January 4, 1977, are as follows:

Property Owner: Randle M. & Nancy L. Goetz
Location: 3000 Turnberry Court and Rolling Green Street
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 32.5' and a rear setback of 29' in lieu of the required 30'.
Acres: 0.28
District: 8th

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 ensure 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. Winkley
John L. Winkley
Planner III
Project and Development Planning

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3650
STEPHEN S. COLLINS
DIRECTOR

January 25, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 138 - SAC - January 4, 1977
Property Owner: Randle M. & Nancy L. Goetz
Location: 3000 Turnberry Ct. & Rolling Green St.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of req. 32.5' and a rear setback of 29' in lieu of req. 30'.
Acres: 0.28
District: 8th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances to the front and rear yards.

Very truly yours,

Michael E. Fleming
Michael E. Fleming
Traffic Engineer Associate

MEF:nc

JUL 25 1977

OFFICE OF

THE TIMES
NEWSPAPERS

TOWSON, MD. 21204

Feb 3 1977

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for A Variance
was inserted in the following:

- ☐ Catonsville Times ☒ Towson Times
☐ Dundalk Times ☒ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before the
23rd day of February 1977, that is to say, the same
was inserted in the issues of February 3, 1977

STROMBERG PUBLICATIONS, INC.

BY 1st Lt. [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD.,.....February 3....., 1977

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~~ at one time ~~successive weeks~~ before the 13th day of February, 19 77, the ~~first~~ publication appearing on the 3rd day of February, 19 77.

THE JEFFERSONIAN.

L. Frank Smith
Manager.

Cost of Advertisement, \$.....

1- SIGN

77-151-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 5th Date of Posting: FEB. 5, 1977
 Posted for: JOHN F. BARRACKS
 Position: BARBARA M. GORTZ - 2nd
 Location of property: SUBJ. OF TOWNERRY (T. AND BOLLING GREEN ST
 Location of Sign: FRONT #1 TOWNERRY CT
 Remarks: _____
 Posted by: S. GORDON E. HOLLAND Date of return: FEB. 16, 1977

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received " this 10 day of

Dec. 1976. Filing Fee \$ 25. Received ☒ Check

Cash

Other

8. Eric DiNenno,
Zoning Commissioner

Petitioner SPATZ Submitted by CLARK, DAVID
Petitioner's Attorney --- Reviewed by NBR

* 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. 46427

DATE Feb. 23, 1977 ACCOUNT 01-662

AMOUNT 845.75

RECEIVED FROM Randle Goets, Jr., 1 Turnberry Court
Lutherville, Md. 21093
 FOR Advertising and poster posting of property
#77-151-A

9077 FEB 23

45.75 Hz

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIRE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 42873

DATE Jan. 28, 1977 ACCOUNT 02-662

AMOUNT **\$25.00**

RECEIVED FROM: Handle M. Gotsie, 3rd, #1 Turnberry Court
Leithersville, MO. 21093
 FOR: Petition For Variance
#77-157-A

814 AFEB 1

25.00 MS.

VALIDATION OR SIGNATURE OF CASUAL



GREEN STREET

ROLLING

EXISTING DWELLINGS

SEWAGE

PI 5+75.81

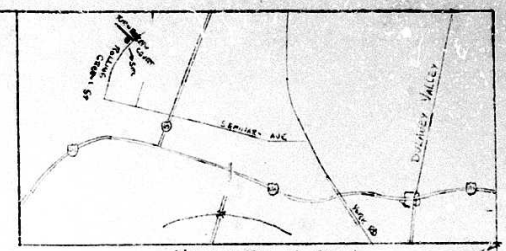
AREA SHADED IS THE PROPOSED ADDITION
LEGEND
--- SANITARY SEWER
--- STORM SEWER
--- PROPERTY LINE
--- WATER LINE

EXISTING DWELLING

TURNBERRY COURT

WATER LINE

SEWAGE



Neighborhood Map, 1" = 200'

Subdivision TALLWOOD
Zone DR 35
Election District: 08
Area: .28 Ac.
Lot No. 34

RANDAL COETZES ADDITION
SCALE 1"=10' DRAWN BY P.S.R.
DATE 11/2/76
SITE PLAN A-1
GLEN ARM DEVELOPMENT
& CONSTRUCTION CO.

30
11/2/76
1/27
✓
11/2/76
1/27