

77-228-A #205 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edwin J. Roche, 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, hereby petition for a Variance from Section 1-202.1.B (1)(1)(b) to permit a rear addition to the existing 1 1/2 story ranch style house on lot 18 of Pines Valley - Block 2, as recorded in the Land Records Office of Baltimore County in GLS 24, Folio 90, in the 8th Election District.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (state hardship or practical difficulty):
1. Due to the circumstances of the property, it is more desirable to erect a one story rear addition as noted on plat (17" x 12" depth).
2. Appealing to the Zoning Commissioner to grant approval and permission to erect addition to alleviate the hardship now encountered. The addition will be used for (family room use).
Submitting the co-operation of the Zoning Commission in granting approval and permission to erect the one story as noted on plat. We do not desire to relocate.

Respectfully,

Edwin J. Roche
Elisabeth K. Roche

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 purchaser

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of May, 1977.

of May 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 throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 23rd day of May, 1977, at 10:15 o'clock.

77-228-A

(over)

RE: PETITION FOR VARIANCE
120' S of Deep Dale Drive
Road, 8th District
EDWIN J. ROCHE, et al,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-228-A

ORDER TO APPEAR

Mr. Commissioner:

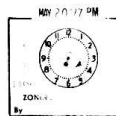
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or date which may be now or hereafter designated therefore, and of the passage of any preliminary or final order in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

Charles E. Keenan, Jr.
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
496-21

I HEREBY CERTIFY that on this 19th day of May, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. Edwin J. Roche, 202 Deep Dale Drive, Timonium, Maryland 21093, Petitioners.

John W. Hession, III



COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 1977, Legislative Day No. _____

BILL NO. _____

Mr. Clarence Ritter, Councilman

By the County Council, _____

WHEREAS, Edwin J. Roche, an employee in the Baltimore County Health Department, and Elisabeth Roche, his wife, are owners of property known as 202 Deep Dale Drive, in the Eighth Election District of Baltimore County, and

WHEREAS, Edwin J. Roche has filed a Petition for Variance with the Zoning Commissioner in connection with certain improvements to said property, and

WHEREAS, pursuant to Section 1001 (a) and (b) of the Baltimore County Charter, Edwin J. Roche, has by this resolution, made a full public disclosure of all pertinent facts to the respective members of the County Council of Baltimore County.

BE IT RESOLVED BY the County Council of Baltimore County, Maryland, that based solely on the foregoing facts, the interest of Edwin J. Roche, does not violate the public interest.

May 24, 1977

Mr. & Mrs. Edwin J. Roche
202 Deep Dale Drive
Timonium, Maryland 21093

RE: "Petition for Variance
N.W.S. of Deep Dale Drive, 120' S of Quaker
Road - 8th Election District
Edwin J. Roche, et al - Petitioners
NO. 77-228-A (Item No. 105)

Dear Mr. & Mrs. Roche:

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

Very truly yours,

George J. W. Hession, III
Deputy Zoning Commissioner

GJM/me

Attachment

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

Property Description - 202 Deep Dale Drive

Beginning at a point located on the northwest side of Deep Dale Drive (50 feet wide), 120 feet south of the intersection of the centerline of Deep Dale Drive and the centerline of Quaker Ridge Road (50 feet wide).

Property known as 202 Deep Dale Drive, also as lot 18 of Pines Valley - Block 2, as recorded in the Land Records Office of Baltimore County in GLS 24, Folio 90, in the 8th Election District.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Eric Silberman
Zoning Commissioner
Date: May 20, 1977
From: Norman E. Gerber
Acting Director of Planning
Subject: Petition #77-228-A. Petition for Variance for a Rear Yard.
Northwest side of Deep Dale Drive 120 feet South of Quaker Ridge Road
Petitioner - Edwin J. Roche and Elisabeth K. Roche

8th District

HRARING: Monday, May 22, 1977 (10:15 A.M.)

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

Norman E. Gerber
Acting Director of Planning

5/22/77

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Edwin J. Roche
Mrs. Elisabeth K. Roche
202 Deep Dale Drive
Timonium, Maryland 21093

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 22 day of May, 1977

Eric Silberman
Zoning Commissioner

Petitioner Edwin J. Roche
Petitioner's Attorney

Reviewed by: William E. Connerly
Planning & Zoning
Associate III

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.

to permit a rear yard setback of 23 feet instead of the 30 feet required 30 feet

It is ORDERED by the Zoning Commissioner of Baltimore County this 19th day of May, 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 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 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 NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of May, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Calverton Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

DEPARTMENT OF
ENGINEERING
TRAFFIC ENGINEERING

STATE BOARD COMMISSION
BUREAU FOR
FIRE PREVENTION

HEALTH DEPARTMENT
PROJECT PLANNING

BUILDING DEPARTMENT
BOARD OF EDUCATION

ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

May 16, 1977

Mr. Edwin J. Roche
Mrs. Elizabeth K. Roche
202 Deep Dale Drive
Timonium, Maryland 21093

RE: Variance Petition
Item No. 205
Petitioner - Edwin J. Roche

Dear Mr. & Mrs. Roche:

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, currently zoned D.R. 5.5 and improved with a single family dwelling, is located on the northwest side of Deep Dale Drive approximately 120' south of Quaker Ridge Road in the 8th Election District. Adjacent properties are also zoned D.R. 5.5 and improved with similar type uses.

This Variance is necessitated by your proposal to construct an addition to the rear of an existing dwelling within 23' of the property line in lieu of the required 30'. Particular attention should be afforded the comments of the Bureau of Engineering

Mr. Edwin J. Roche
Page 2
Item No. 205
May 16, 1977

concerning the sediment control measures necessary in connection with any grading or building permit application.

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. Commodari
NICHOLAS B. COMMODARI,
Chairman
Zoning Plans Advisory Committee

NSC:rf

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari
FROM: Lt. Kelly
SUBJECT: Comment - Item #205
Date: May 19, 1977

Please disregard comment from March 22, 1977 agenda, Item #205. A mistake has been made by our office and no fire hydrant is required.

Thos. Kelly
Lt. T. Kelly
Fire Prevention

NSC:rf

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. BOURING, P.E.
DIRECTOR

April 6, 1977

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

Re: Item #205 (1976-1977)
Property Owner: Edwin & Elizabeth Roche
8400 Deep Dale Dr. 120' S. Quaker Ridge Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 14' in lieu of the required 30'.
District: 8th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:
Baltimore County highway and utility improvements are not directly involved.

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.

Additional fire hydrant protection is required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item (Item #205 (1976-1977)).

Very truly yours,

Donald A. Tucker, P.E.
DONALD A. TUCKER, P.E.
Acting Chief
Bureau of Engineering

DW:SAH/PWR:es

cc: K. Munchel

5-NEP P/y Sheet
52 PM 4 Pos. Sheet
NW 11 C. Map
50 "as Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

April 19, 1977

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

Dear Mr. DiNenna:

Comments on Item #205, Zoning Advisory Committee Meeting, March 22, 1977, are as follows:

Property Owner: Edwin & Elizabeth Roche
Location: NW/3 Deep Dale Dr. 120' S. Quaker Ridge Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 14' in lieu of the required 30'.
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 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
Planner III
Project and Development Planning

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3600
STEPHENE COLLINS
DIRECTOR

March 28, 1977

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

Re: Item 205 - ZAC - March 22, 1977
Property Owner: Edwin & Elizabeth Roche
Location: NW/3 Deep Dale Dr. 120' S. Quaker Ridge Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 14' in lieu of the required 30'.
District: 8th

Acres: 9.8
District: 8th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

NSP/jlt

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
DONALD R. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

April 4, 1977

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

Dear Mr. DiNenna:

Comments on 205, Zoning Advisory Committee Meeting, March 22, 1977, are as follows:

Property Owner: Edwin & Elizabeth Roche
Location: NW/3 Deep Dale Dr. 120' S. Quaker Ridge Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 14' in lieu of the required 30'.
District: 8th

Acres: 8th
District: 8th

Since metropolitan water and sewer are available, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

1SD/WRB/rth

March 26, 1977

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

Dear Mr. DiNenna: **REVISED**
Comments on Item # 205 Zoning Advisory Committee Meeting,
are as follows:

Property Owner: Edwin & Elisabeth Roche
Location: NW/8 Deep Dale Dr. 120' S Quaker Ridge Road
Existing Zoning: B.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 14' in lieu of the required 30'

Acres: _____
District: 8th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 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,

Neil E. Lumban C.R.B.

Charles E. Burcham
Plans Review Chief
CES:rs

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 23, 1977

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

Z.A.C. Meeting of: March 22, 1977

RE: Item No: 205
Property Owner: Edwin & Elisabeth Roche
Location: NW/8 Deep Dale Dr. 120' S. Quaker Ridge Road
Present Zoning: B.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 14' in lieu of the required 30'.

District: 8th
No. Acres: _____

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

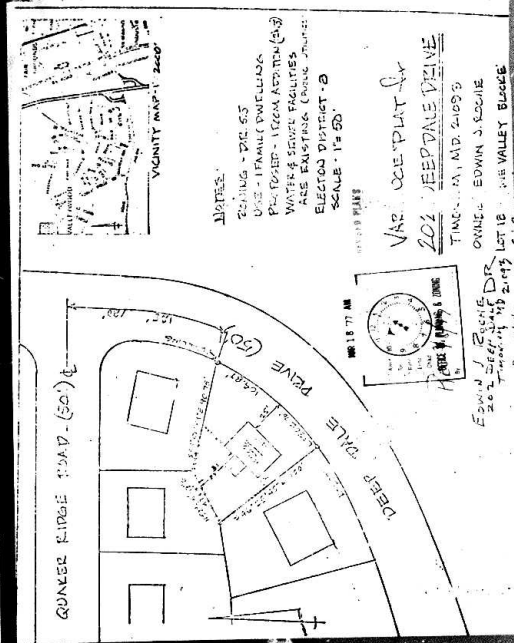
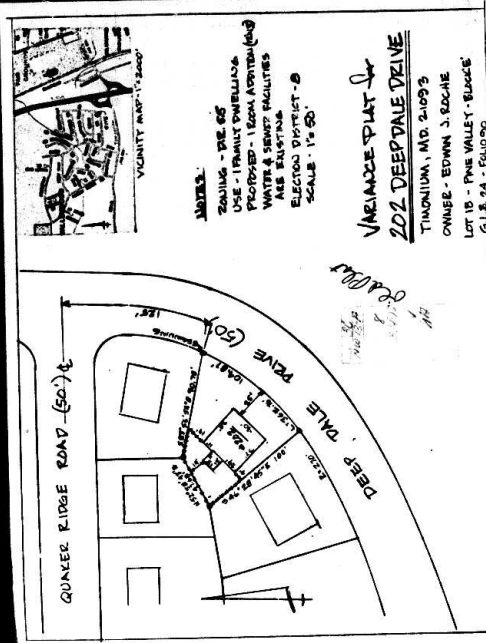
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NSP/lp

JOSEPH W. MCGOWAN, PRESIDENT
TOWSON BOARD OF EDUCATION
MARILYN M. BLITZBERG

WILLIAM A. MCGOWAN
WILLIAM A. MCGOWAN
WILLIAM A. MCGOWAN

ALVIN L. LUBOWITZ
ALVIN L. LUBOWITZ
ALVIN L. LUBOWITZ



CERTIFICATE OF PUBLICATION

TOWSON, MD. May 5, 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. on one time, on May 5, 1977, the 1977 publication appearing on the 5th day of May, 1977.

THE JEFFERSONIAN
L. Lumban
Manager

Cost of Advertisement, \$ _____



TOWSON, MD. 21204 May 10 1977

Petition for Variance-8th Dist.
THIS IS TO CERTIFY, that the annexed advertisement of was inserted in the following:

- ☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Annapolis Times
☐ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for 1 successive weeks before the 23 day of May 1977, that is to say, the same was inserted in the issues of

May 5, 1977

STROMBERG PUBLICATIONS, INC.

BY: *Ch. E. Burcham*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14 day of March 1977 Filing Fee \$ 25.00 Received Check

March 1977 Filing Fee \$ 25.00 Received Check

March 1977 Filing Fee \$ 25.00 Received Check

March 1977 Filing Fee \$ 25.00 Received Check

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

No. 51752

DATE: May 23, 1977 ACCOUNT: 05-448

AMOUNT: \$25.00

RECEIVED: *Edwin J. Roche* (21093) *Edwin J. Roche* (21093)
for: *Advertising and printing of property*
\$77-238-4

700 PM 24 4.250 PM

VALIDATION OR SIGNATURE OF CASHIER

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

No. 51678

DATE: May 2, 1977 ACCOUNT: 05-448

AMOUNT: \$25.00

RECEIVED: *Edwin J. Roche* (21093) *Edwin J. Roche* (21093)
for: *Advertising and printing of property*
\$77-238-4

700 PM 2 25.00 PM

VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF POSTING
BOARD OF EDUCATION OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: May 6, 1977

Posted for: PETITION FOR VARIANCE

Petitioner: *Edwin J. Roche*

Location of property: *NW/8 Deep Dale Dr. 120' S of Quaker Ridge Rd.*

Location of Sign: *FRONT 202 Deep Dale Dr.*

Remarks: _____

Posted by: *L. Lumban* Date of return: May 13, 1977