TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

or we NOTERAL & Feler M. Reichlegal owners of the property situate in Baltimore and which is described in the description and plat attached hereto and made a part hereof,

tion for a Variance from Section 18 04.383 to permit side yard setbacks of thrty (30) feat on both sides in lieu of required fifty

(50) feet in R.C. 5 Zone

ORDER RECEIVED

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

The house plan we selected meets our large family's requirements. We have also spent over \$6,000.00 for well drilling on this lot, which we purchased because we prefer this area for school and our jobs.

Property is to be posted and advertised as prescribed by Zoning Regulations. L/or we, agree to pay expenses of above Variance advertising posting, etc., upon filing of this tight, and further agree to and are to be bound by the noning regulations and restrictions of spore County adopted pursuant to the Zoning Law For Baltimore County.

Selen in Leich Legal Owner 7427 Rockridge Road Baltimore, Md. 21208

197 8, at 9130 o'clock 5/25/78 4.3, A.M

March 17, 1978

Mr. & Mrs. Norman Reich 7427 Rockridge Road Baltimore, Maryland 21208

RE: Revised Variance Petition

Dear Mr. & Mrs. Reicht

In secondance with my conversation with hirs. Rocks, sectlose is a copy of the previous list place reflecting a 90 flow side ashesh, when the seaterly properly line in lies of the \$0 feet. Please make note that house is required to see back approximately 115 feet from the copy properly line instead of your original proposal of 100 feet. This was required by the fealth Department.

The hearing is tentatively scheduled for April 13, 1978, at 10 c'clock. You will be given written information verifying this in the

If you have any further questions feel free to contact this office.

Zoning Plans Advisory Committe

cc: File

PETMON FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 18.319 A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

__borman_and_rinlen_Seich____legal owner__of the property situate in Baltimore which is described in the description and plat attached hereto and made a part hereof, tion for a Variance from Section 1409.38.48-1-10000088000 to permit a

sideward setback of the Feet in lieu of the required 50 Feet in a

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

Address 7427 Rockridge Road Baltimore, Maryland 21208

Petitioner's Attorney

missioner of Baltimore County, this

197 &, that the subject matter of this petition be advertised, as oning Law of Baltimore County, in two sexupapers of general circulation throughmy, that properly be posted, and that the public hearing he had before the Zoning Baltimore County in Room 106, County Office Dullding in Towers, Baltimore 197 8 at 10100 o'clock Fini la lanca

June 15, 1978

I have this date passed my Order in the above referenced matter, cordance with the attached.

Zoning Commissioner

RE: Petition for Variances N/S of Ivy Hill Road, 545' E of Fails Road - 8th Election

District Norman Reich, et ux -

Petitioners NO. 78-219-A (Item No. 156)

FEB 14,78 AM OFFICE OF PLANNING & ZONING

Mr. & Mrs. Norman Reich 7427 Rockridge Road Baltimore, Maryland 21208

Dear Mr. & Mrs. Reich:

cc: John W. Hessian, III. Esquire

SED/ihm

Zoning Commissioner of Baltimore County.

10:00 A 4113178

2.4.21

11/4

RE: PETITION FOR VARIANCE N/S of lw Hill Rd. 5451 E of Falls Rd., 3rd District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

NORMAN REICH, et ux, Petitione : Case No. 78-219-A

ORDER TO ENTER APPEARANCE

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 ar / preliminary or final Order in connection therewith.

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

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

I HEREBY CERTIFY that on this 28th day of March, 1978, a copy of the cforegoing Order was mailed to Mr. and Mrs. Norman Reich, 7427 Rockridge Road, Baltimore, Maryland 21208, Petitioners.





Beginning on the north side of Ivy Hill Road 545 feet east of Falls Road, being lot \$\vec{x}_1\$ of New Clouwester as recorded in the Land Records of Baltimore County in Liber \$\vec{x}_1\vec{y}_1\vee{y}_1\vec{y}

Re: Petition for variance #78-219-A

We therefore request that our case be postponed until the next scheduled hearing.

APR 1 4 '78 1M

Tr. 1

BARTIMORE COUNTY, MAR MAND

INTER-OFFICE CORRESPONDENCE

S. Eric DINenna, Zoning Commissioner

Leslie H. Graef, Director of Planning

Petition 78-219-A. ITEM 156. Petition for Variance for Side Yard North side of lay Hill Roud 545 feet East of Falls Road

8th District

HEARING: Thursday, April 13, 1978 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this

LHG:JGH:n

April 14, 1978

S. Eric DiNenna Zoning Commissiner Baltimore County Towson. Md. 21204

Dear Mr. DiNenna:

My husband Norman Reich, and I have decided to file an amended petition, requesting additional side yard setback.

We are filing it today with Nicholas Commodari of the Zoning and Planning Office.

Sincerely, Namer Reil

Norman Reich Helen M. helch

Pursuant to the advantagement, posing of property, and publish aring 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 Variances requested not adversely affecting the health, safety, and general
welfare of the community, Variances to permit side yard asthacks of 30 feet
in Reu of the required 50 feet should be granted.
<u> </u>
TE IS ORDERED by the Zoning Commissioner of Beltimore County, this
dy
and it appearing that by reason of
the above Variance should NOT BE GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of 197, that the above Variance be and the same is hereby DENNED.

BALTIMORE COUNTY ZOND - PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Ches-peake Ave. Towson, Maryland 21204

Chairman

Dureau of Engineering Department of Traffic Engine State Roads Commiss Bureau of Fire Prevention

scalth Department Project Planning Suilding Department Board of Discation Industrial Development

RE: Variance Petition Item Number 156 Petitioner - Norman and Helen Reich

April 3, 1978

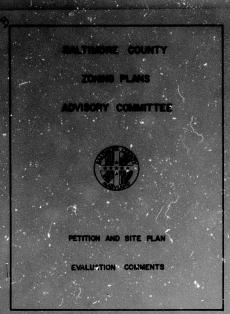
Dear Mr. & Mrs. Reich:

Mr. & Mrs. Norman Reich 7427 kockridge Road Baltimore, Maryland 21208

The forms melent 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 to assure that all parties are not intended to indicate 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 Planing way file a written report with the John Gomeinstone way file a written report with the John Gomeinstone requested zoning.

This unimproved lot (150 seet by 295 feet), part of a recently approved subdivisir is located on the north side of 10 W Bill Read, east of Falls Read in the Bth Election District. This property is surrounded by dwellings with the one situated to the east granted a side yard setback Variance of 30 feet in lieu of the required 55 feet (77-141-3).

this Veriance a necessitated by your proposal to constance a shelling within 40 feet of the side proposal to the shelling within 40 feet of the side proposal line; and the shelling within 40 feet of the shelling to the final location of the proposed dwelling to the front property line is dependent upon approval from the Nealth Department.



Baltimore, Maryland 21208

March 17, 1973

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

Mr. & Mrs. Norman Reich 7427 Rockridge Road Ralbinose. BALETE COUNTY OFFICE OF PLANNING & ZONING

Petitioner Norman & Helen Reich Petitioner's Attorney___

County Office Building 111 W. Chesapeake Ave. Towson, Maryland 21204 Your Petition has been received and accepted for filing this light day of February 1978.

Comments on Item \$156, Zoning Advisory Committee Meeting, February 14, 1978, are as follows:

Property Owner: Narman & Helen Reich Location: N/S by Hill Rood 545' E. Folls Rood Existing Zoning: RC-5 Propos. J Zoning: Variance to permit a side setback of 44' in lieu of the required 50'. Acres: 1.016 District: 8th

This office has reviewed the subject petition and offers we following comments. These comments are not intended to indicate the approprietness of the zoning in question, but are to assure that all parties are made: ware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours.

John Zuluble John L. Wimbley Planner III Current Planning and Development

March 16, 1978

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

> Re: Item #156 (1977-1978) Item #156 (1977-1978)
> Property Owner: Norman & Helen Reich
> N/S Ivy Hill Rd. 545' E. Falls Rd.
> Existing Zoning; R.C. 5
> Proposed Zoning; Ariance to permit a side setback
> of 44' in lieu of the required 50'.
> Acros: 1.016 District 5th

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

Baltimore County highway and utility improvements are not directly involved.

Development of this property through atripping, 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 atripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or nermanent) to prevent creating any nuisances or damages to adjacent progestics, sepecially by the connecessation desurface waters. Correction of any probles which sepecially be the connecessation studies of supposer installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has 1.3 further comment in regard to the plan submitted for Zoning sory Committee review in connection with this Item #156 (1977-1978).

Vory truly yours,

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

V-SW Key Sheet 63 NW 16 & 17 Pos. Sheets NW 16 D & E Topo 50 Tax Map

STEPHEN E. COLLINS DIRECTOR

March 17, 1978

Mr. S. Eric DiMenne Zoning Commistioner County Office Building Towson, Maryland 21204

Item No. 156
Property Owner:
.ocation:
Existing Zoning:
Proposed Zoning:

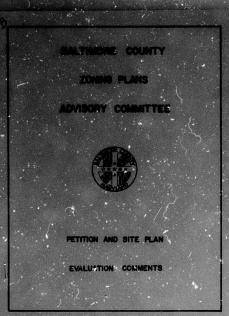
- ZMC - February 14, 19/8
Norman & Helen Reich
M/S Toy Hill Rd. 545° E Falls Rd.
R.C. 5
1 Variance to permit a side setback of 44° in
liew of the required 50°.

Acres: District:

No traffic problems are anticipated by the requested variance to the

Very truly yours.

not aft Is. Michael S. Flanigan Traffic Engineer Associate



Mr. & Mrs. Norman Reich Page 2 Item Number 156 April 3, 1978

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date ard 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.

Fells & Comlen NICHOLAS B. COMMODARI

Chairman Zoning Plans Advisory Committee

NBC:rf



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

March 15, 1978

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

The following are comments on Item # 156 , Zoning Advisory Committee Meeting of February 14, 1978:

Property Owner: Norman & Helen Reich

N/S Ivy Hill Rd. 545' E Falls Rd. Locations

Acres:

1.016

District: 8th

A reviced plan must be submitted showing the locations of the proposed dwelling, water well and proposed sewage disposal system as indicated on the Development Plan filed in the Department of Health.

Very truly yours.

Thomas Habel. Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/KS/fthg

SEC 35 118



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

Attention: N. Commodari, Chairman Zoning Adivsory Committee

Re: Property Owner: Norman & Helen Reich

Location: N/S Ivy Hill Rd. 545' E Falls Rd.

Zoning Agunda Meeting of 2/14/78

Fursuant to your request, the referenced property has been surveyed by this Burseu and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plane for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Saltimers County Standards as published by the Department of Public Outes.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCENSE the maximum allowed by the Fire Department.
- () i. The site shall be made to comply with all applicable parts of the Pire Prevention Code prior to occupancy or beginning of operations.
- The buildings and structures existing or proposed on the site soull comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1973 Edition prior to occupancy.
- () 6. Site p ans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Hoted and Leonge M Weiganes

Special Inspection Division

Fire Prevention Bureau

decorment of pe TOWSON, MARYLAND 21204

February 22, 1978

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 2120

Comments on Item # 156 Zoning Advisory Committee Meeting, February 14, 1978

Property Owner: Horman & Helen Reich Location: M/S Ivy Hill Road - 545' E Falls Road Existing Zoning: E.C. 5 Proposed Zoning: Variance to permit a side setback of bh' in lies of the

1.016 Gintwint.

The items checked below are applicable:

(X) A. Structure shall conferm to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

- (x) B. A building permit shall be required before construction can begin.
- (X) 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 Karyland Architect or Engineer's original sea, 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 in distance is between 3'0" and 6'0" of property line.
- (_) G. Requested setback variance conflicts with the Baltimore County Building Code. See Section ______.

Very truly yours,

Charlo & Sumbon

Charles E. Burnhau Plans Review Chief CEB: rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 9, 1978

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building

Z.A.C. Meeting of: February 14, 1978

RE: Item No: 156 Pr erty Owner: Norman & Helen Reich 'ocation: N/S Ivy Hill Rd. 545' + Falls Rd.

Present Zoning: E.C.S
Proposed Zoning: Variance to permi' a side setback of 44' in lieu of
the required 50'.

District: 8th No. Acres: 0.172

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours.

W. led Felener

W. Nick Petrovich, Field Representative

WNP/bp

T. BAYARD WILLIAMS JR. HEEPSIES

-MRS. LORRAINE F. CHIRCUI ROGER S. HATDEN

MICHARD W. THACET, E V.M.



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Raltimore County, Md., operactoreside sk_one_time___sacresmuswass before the____l3th____ day of _____ Spril ______ 19.78 _, the first publication appearing on the ?3rd ... day of March

G. Leank Structur

Cost of Advertise.nent, \$...



TOWSON, MD, 21204

March 23

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Norman Reich - N/S of Try Hill Road was inserted in the following:

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

19 78

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 24th_day of March 19.78., that is to say, the same was inserted in the issues of March 23, 1978.

> STROMBERG PUBLICATIONS, INC. By Foth Burger



CERTIFICATE OF PUBLICATION

TOWSON, MD. Hay 4 19.78 THIS IS TO CERTIFY, that the annex.d advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Ma., document , 19.78 , the first publication day of Hay appearing on the 4th day of May 19.78

THE JEFFERSONIAN. L. Lean & Structure.

Cost of Advertisement \$





TOWSON, MD. 21204

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR V/RIANCE - Norman Reich & Helen M. Reich was inserted in the following:

- ☐ Catonsville Times ☐ Dundalk Times
- ☐ Essex Times ☐ Suburban Times East

☐ Community Times ☐ Suburban Times West

St Towson Times

Arbutus Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the Sth_day of May 19.78, that is to say, the same was inserted in the issues of May 4, 1978

STROMBERG PUBLICATIONS, INC



Posted for: PETITION FOR VARIANCE

Location of property M/S of Tvy HILL Rd. 545' E OF FHILLS Rd.

Location of Signer N/S OF IVY HILL Rd. 620 to1-E OF FALLS Rd.

Posted by Florman E. Boland Date of return MARCH 31,1978

Petitioner: NORMAN Reich

Posted for Petition FOR VARIANCE Petitioner NORMAN Reich

FALLS Pd

FALLS ROAD

Location of property: N. S. O.C. OF TVY HILL Rd. 545 FEET EAST OF

Location of Signar N/Sib = OF IVY HILL Pd. 620'+01- E OF

Posted by Flatura L. Robard Date of return MAY 12, 1978

Petition number added to

Reviewed by: Wan

Previous case: NONE

Revised Plans:

Map # NW 16417D

Change in outline or description___Yes

Granted by ZC, Br., CC, CA

This is not to be interpreted as acceptance of the Petition for assignment of a hearing date. BALTIMORE COUNTY, MARYLAND MISCELLAROUS CASH RECEIPT DATE Merch 20, 1978 Stewartstone, Pa. 17363 184 0 DEMR 20 25.00 msc MISCELLANEOUS CASH RECEIPT DATE April b. 1978 189 2 0 2 MM 5 40.35 HSC

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 3/sr day of

Zoning Commissioner

Reviewed by

_____1978. Filing Fee \$ _25-co . Received _XCheck

BALTIMORE COUNTY, MARYLAND DATE MAY 25, 1978 AMCUNT_ \$38.60 Cost of Advertising and Posting for Case No. 78-219-4 \$5 1 KENT 26 3 8.6 CMSC