

79-99-A
PETITION FOR ZONING VALLANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MILAN TRIPS & LUDMILA TRIPS, TRIPS 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 1404.2B.3 (101.3) to permit a side setback of 40' instead of required 50' and a rear set back of 37' instead of the required 50'.

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

The existing one story house at 1504 Ivy Hill Road was built in 1975 and has only 1400 square feet living surface area, which is the minimum for the New Gloucester development. The existing garage will be changed into a living room and a new garage attached to the house will be built.

The existing house is built on a steep slope. Thus the south-east side of the lot 11, where an existing driveway is located and used would be the best suitable and logical place where the new garage could be built.

This improvement on the lot 11 will contribute to the general improvement of the New Gloucester development.

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 _____
Address _____
Cockeysville, Md. 21030
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day

of August, 1978, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 30th day of October, 1978, at 10:15 o'clock
A.M.

S. Eric Di Nenna
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
N/S of Ivy Hill Rd., 772.1' : OF BALTIMORE COUNTY
E of Falls Rd., 8th District
MILAN TRIPS, et ux, Petitioners : Case No. 79-97-A

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.

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

I HEREBY CERTIFY that on this 5th day of October, 1978, a copy of the foregoing Order was mailed to Mr. and Mrs. Milan Trpis, 1504 Ivy Hill Road, Cockeysville, Maryland 21030, Petitioners.

John W. Hession, III
John W. Hession, III

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
410-494-3253
S. ERIC DI NENNA
ZONING COMMISSIONER
George J. Martynak
Deputy Zoning Commissioner

November 6, 1978

Mr. & Mrs. Milan Trpis
1504 Ivy Hill Road
Cockeysville, Maryland 21030

RE: Petition for Variances
N/S of Ivy Hill Road, 772.1' E
of Falls Road - 3rd Election
District
Milan Trpis, et ux - Petitioners
NO. 79-97-A (Item No. 26)

Dear Mr. & Mrs. Trpis:

I have this date passed my Order in the above referenced matter, in accordance with the attach d.

Very truly yours,

George J. Martynak
GEORGE J. MARTYNAK
Deputy Zoning Commissioner

GJM:m

Attachments

cc: Mrs. Concetta Davis
6723 Queens Ferry Road
Baltimore, Maryland 21239
John W. Hession, III, Esquire
People's Counsel

DESCRIPTION

of the property known as 1504 Ivy Hill Road, Baltimore CO, Md. Beginning at a point on the North side of Ivy Hill Road approximately 772.10' East Falls Road and known as lot 11 of New Gloucester, and recorded among the land records of Baltimore County in Plat Book 37 Folio 71.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Di Nenna
Zoning Commissioner
TO: _____ Date: October 18, 1978
Leslie H. Graft
FROM: _____
Director of Planning
SUBJECT: Petition 79-97-A, Petition for Variances for side and rear yard setback.
North side of Ivy Hill Road, 772.1 feet East of Falls Road
Petitioner - Milan and Ludmila Trpis

3rd District

HEADING: Monday, October 30, 1978 (10:15 A.M.)

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

Leslie H. Graft
Leslie H. Graft
Director of Planning

LHG:GJM

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 11, 1978

COUNTY OFFICE HEAD,
111 W. Chesapeake Ave.,
Towson, Maryland 21204

Chairman
Members

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Housing Administration
Industrial
Development

Mr. & Mrs. Milan Trpis
1504 Ivy Hill Road
Cockeysville, Maryland 21030

RE: Variance Petition
Item No. 26
Petitioner - Trpis

Dear Mr. & Mrs. Trpis:

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 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 suitability of the requested zoning.

Because of your proposal to construct a garage addition to the side of the existing dwelling and coupled with the fact that the resultant setback will be 40' from the easterly property line in lieu of the required 50', this Variance is required. It should be noted that similar Variances were granted for the two adjacent lots to the south of your property.

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

NBC:m
Enclosure

Mr. & Mrs. Milan Trpis
1504 Ivy Hill Road
Baltimore, Maryland 21030
Item No. 26
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204
Your Petition has been received and accepted for filing
this 15th day of August, 1978.
S. Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner
Petitioner: Trpis
Petitioner's Attorney: _____
Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

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 SPARSING of the Variance requested not adversely affecting the health, safety, and general welfare of the community. Variances to permit a side yard setback of forty feet to the rear of the required fifty feet and a rear yard setback of thirty-seven feet in lieu of the required fifty feet should be granted.

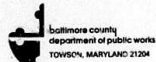
Deputy Zoning Commissioner of Baltimore County, this 19th day of November, 1978, that the herein Petition for the aforementioned Variance should be and the same is GRANTED. From and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of 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 19th day of November, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E.
DIRECTOR

September 8, 1978

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

Re: Item #26 (1978-1979)
Property Owner: Milan & Ludmila Trpis
N/S Ivy Hill Rd. 772.1' E Falls Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 40' and a rear setback of 37' in lieu of the required 50'.
Acres: 1.1556 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:

Baltimore County highway and utility improvements are not directly involved.

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 nuisances or damage 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 drainage facilities, would be the full responsibility of the petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #26 (1978-1979).

Very truly yours,

William M. Dyer, P.E.
Chief, Bureau of Engineering

PRO: SAM, POKISS
V-SW Key Sheet
64 IM 16 Pos. Sheet
IM 16 D & E Topo
50 Tax Map



LESLIE H. GAREY
DIRECTOR

September 25, 1978

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 #26, Zoning Advisory Committee Meeting, August 15, 1978, are as follows:

Property Owner: Milan & Ludmila Trpis
Location: N/S Ivy Hill Road 772.1' E Falls Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 40' and a rear setback of 37' in lieu of the required 50'.
Acres: 1.1556
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
Current Planning and Development



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

September 19, 1978

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

Dear Mr. DiNenna:

Comments on Item #26, Zoning Advisory Committee Meeting, August 15, 1978, are as follows:

Property Owner: Milan & Ludmila Trpis
Location: N/S Ivy Hill Rd. 772.1' E Falls Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 40' and a rear setback of 37' in lieu of the required 50'.
Acres: 1.1556
District: 8th

The proposed variance will not interfere with the location of the well or sewage disposal area, therefore, no health hazards are anticipated.

Very truly yours,

Thomas W. Devlin
BUREAU OF ENVIRONMENTAL SERVICES

THD/JRP:ph



STEPHEN COLLINS
DIRECTOR

October 18, 1978

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

Item No. 26 - ZAC - Meeting of August 15, 1978
Property Owner: Milan & Ludmila Trpis
Location: N/S Ivy Hill Rd. 772.1' E Falls Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 40' and a rear setback of 37' in lieu of the required 50'.

Acres: 1.1556
District: 8th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances to the side and rear setbacks.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/sjs



Paul H. Reincke
CHIEF

August 29, 1978

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

Attention: J. Commodore, Chairman
Zoning Advisory Committee

Re: Property Owner: Milan & Ludmila Trpis

Location: N/S Ivy Hill Rd. 772.1' E Falls Rd.

Item No. 26 Zoning Agenda Meeting of 08/15/78

Comments:

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 _____ exceeding 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.

(7) The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: George M. Kaganoff
Fire Prevention Bureau

Special Inspection Division



JOHN L. WIMBLEY
DIRECTOR

August 23, 1978

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

Dear Mr. DiNenna:

Comments on Item #26 Zoning Advisory Committee Meeting August 15, 1978 are as follows:

Property Owner: Milan & Ludmila Trpis
Location: N/S Ivy Hill Road 772.1' E Falls Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 40' and a rear setback of 37' in lieu of the required 50'.
Acres: 1.1556
District: 8th

The items checked below are applicable:

- Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- A building permit shall be required before construction can begin.
- Additional _____ permits shall be required.
- Building shall be upgraded to new use - requires alteration permit.
- Three sets of construction drawings will be required to file an application for a building permit.
- 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.
- Wood frame walls are not permitted within 30' of a property line. Contact Building Department if distance is between 30' and 40' of property line.
- Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- No Comment.
- Comments

Very truly yours,
Charles E. Dyer
Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 11, 1978

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

Z.A.C. Meeting of: August 15, 1978

RE: Item No. 26
Property Owner: Milan & Ludmila Trpis
Location: N/S Ivy Hill Rd. 772.1' E Falls Road
Present Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 40' and a rear setback of 37' in lieu of the required 50'.

District: 8th
No. Acres: 1.1556

Dear Mr. DiNenna:

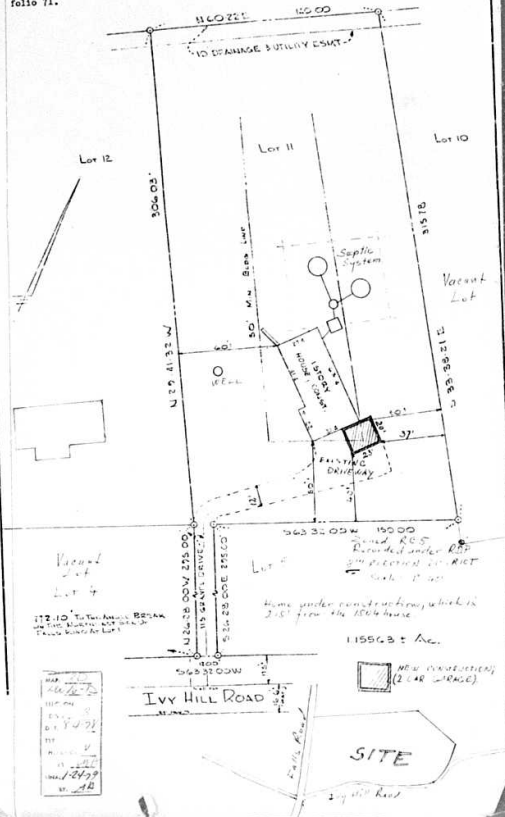
No bearing on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

JOSEPH H. McLEOD, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCO M. BOTRANIS
THOMAS H. BYER
NEER LORNEAU F. CHURCH
ROBERT B. HATFIELD
ALVIN LOCKE
BESS McLEOD & SUTHER, JR.
RICHARD W. TRACY, D.V.M.
ROBERT F. DULCE, SUPERINTENDENT

Plot showing property known as # 1504 Ivy Hill Road, Baltimore Co., Md. Also being known as lot 11, as shown on Plot entitled "Subdivision Plot of New Gloucester", which Plot is recorded among the Land Records of Baltimore County in Plot Book 37 folio 71.



PETITION FOR VARIANCES
 The undersigned, Milan Trpis, do hereby certify that the annexed advertisement of the Jeffersonian newspaper published in Baltimore County, Maryland, on the 13th day of October, 1978, is a true and correct copy of the same as the same appears in the original file of the Baltimore County Office of Planning and Zoning.



TOWSON, MD. 21204 October 12 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCES - Milan Trpis et ux 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 13th day of October, 1978, that is to say, the same was inserted in the issues of October 12, 1978.

STROMBERG PUBLICATIONS, INC.

BY Erica Burger

PETITION FOR VARIANCES
 The undersigned, Milan Trpis, do hereby certify that the annexed advertisement of the Jeffersonian newspaper published in Baltimore County, Maryland, on the 13th day of October, 1978, is a true and correct copy of the same as the same appears in the original file of the Baltimore County Office of Planning and Zoning.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 12, 1978

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 a week for one time successive weeks before the 13th day of October, 1978, that is to say, the same was inserted in the issues of October 12, 1978.

THE JEFFERSONIAN
S. Leach
 Manager

Cost of Advertisement at \$ _____

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 76055
 DATE October 12, 1978 ACCOUNT 01-662
 AMOUNT \$25.00
 RECEIVED BY Mr. Milan Trpis
 FOR Filing Fee for Case No. 79-97-A
 \$25.00
 2500 MB
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 1st day of August, 1978. Filing Fee \$ 25.00 Received ☒ Check ☐ Cash ☐ Other

Petitioner Milan Trpis Submitted by Milan Trpis
 Petitioner's Attorney Ludmila Trpis Reviewed by D. Hoffer
 S. Eric DiNenna,
 Zoning Commissioner

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

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 3rd
 Posted for Petition for Variance Date of Posting Oct. 14, 1978
 Petitioner MILAN TRPIS, ET UX
 Location of property N.E. of Ivy Hill Rd. 783' E of Falls Rd
 Location of Sign N.E. of Ivy Hill Rd. 783' E of Falls Rd
 Remarks: 1-SIGN
 Posted by Thomas S. Roland Date of return Oct. 17, 1978
 Signature

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 76102
 DATE Oct. 30, 1978 ACCOUNT 01-662
 AMOUNT \$27.22
 RECEIVED BY Mr. Milan Trpis
 FOR Cost of Advertising and Posting for Case No. 79-97-A
 \$27.22
 5792 MB
 VALIDATION OR SIGNATURE OF CASHIER

