## FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Brent U. f. Jeannette Riokman

Riokman and which is described in the description and plut attached hereto and made a part hereof. herety petition for a Variance from Section 1802-38, (300, 0.3, 1965 Regulations) to permit a side yard methack of 4' instead of the required 7'.

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

Our plans require the addition of a dining room-den combination with dimensions of 24° by 14°. This will extend our house to within 4° of our property line.

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

I, cr we, agree to pay expenses of above Variance advertising, posting, etc., upoa filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Bulliogic County adopted pursuant to the Zoning Law For Ballimore County.

Breut Chillman Seamulte C. Dickmon Og Soring (ve. Lutherville, Mi. 21093 Protestant's Attorney Petitioner's Attorney

197 9, at 10:30 o'clock

RDERED By The Zoning Commissioner of Baltimore County, this...

County, on the 29th day of January ...A...M.

03

Zoning Commissioner of Baltimore County.

Description for Variance for Rickman

Located on the north side of Spring Ave., 210 feet west of Notre Dame Ave. and known as Lot #33 as shown on the plat of Luther-Villa, which is recorded in the land records of Baltimore County in Liber 20 Folio 34. Also known as 504 Spring Ave.

RE: PETITION FOR VARIANCE

: BEFORE THE ZONING COMMISSIONER

N/s of Spring Ave., 210' W of Notre Dame Lane, 8th District

OF BALTIMORE COUNTY

BRENT C. RICKMAN, et ux. : Case No. 79-159-A

......

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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**12T** 

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

Leter Max Finneman Peter May Zimmerman Deputy People's Counsel

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

I HEREBY CERTIFY that on this 16th day of January, 1979, a copy of the aforegoing Order was mailed to Mr. and Mrs. Brent C. Rickman, 504 Spring Avenue, Lutherville, Maryland 21093, Petitioners.

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna Zoning Commissioner January 11, 1979 TO. Leslie H. Groef, Director

PROM Office of Planning and Zoning Petition #79-159A. Item #101

Petition for Variance for side yard setback North side of Spring Avenue, 210 feet West of Notre Dame Lane Petitioner – Brent C. Rickman, et ux

8th District

HEARING: Monday, January 29, 1979 (10:30 A.M.)

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



S. ERIC DINENNA ZONING COMMISSIONES

January 30, 1979

Mr. & Mrs. Brent C. Rickman 504 Spring Avenue Lutherville, Mr yland 21093

> RE: Petition for Variance N/S of Spring Avenue, 210' W of Notre Dame Lane - 8th Election District Brent C. Rickman, et ux Petitioners NG. 79-159-A (Item No. 191)

Dear Mr. & Mrs. Rickman:

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

> S. ERIC DI NENNA Zoning Commissioner

SED:nr

Attachment

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

EALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Townen, Maryland 2120

Nicholas S. Com

Chairma

KENNERS Bureau of Engineering

Department of Traffic Enginee

Bureau of Fire Prevention Heelth Departmen Project Planning Board of Education Socies Administrati Industrial

Mr. & Mrs. Brent C. Rickman 504 Spring Avenue Lutherville, Maryland 21093

RE: Item No. 101 Petitioner - Rickman

Variance Petition

January 5, 1979

Dear Mr. & Mrs. Rickman:

The Zoning Plans Advisory Committee has reviewed the plans

NBC/sf

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 problens, with regard to the development plans that may have a bearing on this case. The Directos of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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 Chairman

Re: Item #101 (1979-1979)
Proporty Omner: Brent C. & Jeakiette Richman
It's Spring Ave. 210 'W. Notro Damo Lamo
Existing Ecning: DN 3-5
Proposed Ecning: UN 3-5
Ince. of of Damo Lamo
Lamo Conting: Variance to permit a mide setback of C.
Acros: 9,225 otherists Bth.

48 NW 3 Pos. Sheet NW 12 A Topo 60 Tax Map

THORNTON M. MOURING, F.E. DIRECTOR

Mr. J. Eric DiNenna

Zoning Commissioner County Office suilding Towson, Maryland 21204

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

Spring A onue, an existing public road, is proposed to be improved in the future as a 30-fcot closed scetion roadway on a 50-fcot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

January 3, 1979

Sediment Control:

Development or this property through stripping, grading and stabilization could result in a rediment pollution problem, damaging private and public holdings downcream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top sull.

The Netitioner inst provide necessary drainage facilities (temporary or permanent) to provent creating any muisances or demages to adjacent properties, especially by the concentration of surface waters. Owvection of any propoles which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Pettioner.

Water and Sanitary Sewer:

There is a public 8-inch water main and 8-inch public sanitary sewerage in Spring

Very truly yours,

Element 1 Dear comes

Children of P.E. Children of Engineering

END: EAM: FWR: 88

	A CONTRACTOR OF THE PROPERTY O
Pursuant to the advertisement, postin	ng of property, and public hearing on the Petition
nd it appearing that by reason of the fo	dlowing finding of facts that strict compliance with
he Baltimore County Zoning Regui	lations would result in practical difficulty and
nreasonable hardship upon the F	
he Variance(s) should be had; and	it surther appearing that by reason of the granting of
the Veriance(s) requested not ad	iversely affecting the health, safety, and general
welfare of the community, the Va	ariance to permit a side yard setback of four feet
in lieu of the required seven for	et should be granted.
IS ORDERED by the Zoning Con	numissioner of Baltimore County, this3.
day be January, 197 .9	, that the herein Petition for the aforementioned Vari-
ance (e) should be and the same	is/arm GRANTID, from and after the date of this
Order, subject to the approval	
pla by the Department of Publ	
Works and the Office of Planni	
Fursuant to the advertisement, por	sting of property and public hearing on the Petition
and it appearing that by reason of fai	llure to show practical difficulty and/or unrea-
sonable hardship.	
	commissioner of Baitimore County, thisday
of 197 ti	hat the aforementioned Variance(s) be and the same
is/are hereby DENIED.	
,	Zoning Commissioner of Baltimore County



January 15, 1979

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

Dear Mr. DiNenna:

District: 8th

Comments on Item \*101, Zoning Advisory Committee Meeting, November 7, 1978, are os follows:

Property Owner: Brant C & Jeanette Rickman
Location: N/S Spring Avenue 210 W. Notre Dame Lane
Existing Zoning: D. R.5.5
Proposed Zoning: Verticance to permit a side setback of 4' in lieu of the required 7'.
Acres: 0.25

This office has reviewed the subject perition and offers the following comments. These comments are not intended to indicate the appropriatness of the zoning in question, but are to assure that all parties are made ever of plans or problems with regard to development plans that may have a beering an this perition.

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

Very truly yours,

John Zelluble John L. Wimbley Planner III Current Planning and Developm

STEPHEN E. COLLINS DIRECTOR

December 19, 1978

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Item No. 101 Property Owner: Location:

- EMC - Meeting Movember 7, 1978

Brent C. & Jeanette Richman
17, S. 75, 200
18, S. 75, 200
19, R. 75, 200
19,

0.225

No traffic problems are anticipated by the requested variance

to the side setback.

Very truly yours, In whall themes Michael S. Flanigan Engineer Associate II

MSF/bz/



November 16, 1978

Comments on Item # 101 Zening Advisory Committee Meeting, November 7, 1978 are as follows:

Property Own: Brent C & Jeanette Bickman
Basspring Ave. 210' W Notre Dane La
Briting Zoning Alt. 5:5
Proposed Zening: Variance to permit a side setback of h' in lieu of the
required 7',

X A. Structure shall conform to Baltimore Ocunty Building Code (B.O.C.A.) 1970 Edition and the 1971 Dayp. west, and other applicable codes. X B. A building permit shall be required before construction can begin

C. Additional \_\_\_\_\_\_Permits shall be required. b. Building shall be upgraded to new use - requires alteration permit.

X E. Three sets of construction drawings will be required to file an application for a building permit.

F. Three sets of contraction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

X G. Wood frume walls are not permitted within 3'0" of a property line. Contact Bullding Department if distance is between 3'0" and 6'0" of property line, as a one hour fire rated wall in required.

E. Requested setback variance conflicts with the Baltimore County Building Code. See Section

I. No Comment.

J. Comments

Very truly yours. Charle & Sum

Paul II. Reincke

November 13, 1978

Baltimore C: Towson, Mary

Zoning Adivsory Committee

Re: Property Owner: Brent C. & Jeanette Rickman

Location: N/S Spring Ave. 210' W Notre Dame La. Zoning Agenda Keeting of 11/7/78

Pursuant to your request, the referenced property has been surveyed by this Bursau 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 or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Publis borks.

( ) 2. A second means of vehicle access is required for the site. ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCERDS the maximum allowed by the Pire Department. L. The site shall be made to comply with all applicable parts of the Fire Provention Code prior to occupancy or beginning of operations.

The buildings and structures existin, or proposed on the site shall comply 4th all applicable requirements of the National Pire Pre-tection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to companery.

( ) 6. Site plans are approved as drawn.

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

ENTER Set house they while approved.

Special inspection Division

Fire Provention Transport To Provention Transport To Provention Transport To Provention Transport To Provention Transport Transpo

TOWSON, MARYLAND 21704

December 6, 1978

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

Dear Mr. DiNenna:

Comments on Item #101, Zoning Advisory Committee Meeting of November 7, 1978, are as follows:

Property Owner:
Location: N/S Spring Ave. 210' W Notre Dame La.
Existing Zoning: D. R. 5.5 Existing Zoning: Proposed Zoning: Nariance to permit a side setback of h' in lieu of the required 7'.

Metropolitan water and sewer exist.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SATVICES

Very traly yours.

THD/RJP/fthe

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 3, 1978

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

Z.A.C. Meeting of: November 7, 1978

RE: Item No: 101

Property Onner: Brent C. & Jeanette Rickman
Lozation: N/S Spring Ave. 210' W. Notre Dame La.

Present Zoning: D.R. 5.5

Proposed Zoning: Variance to permit a side settack of 4' in lieu
of the required 7'.

District: 8th No. Acres: 0.225

No bearing on student population

Very truly yours, Which teloub W. Nick Petrovich, Field Representative

NNP/bp

AFON M MEGOWAN, PRESENT T DEVARD WILLIAMS JR. VICE-PRESIDEN ALVIN LORECK MRS. MILTON R. SMITH, JR. RICHARD W. TRACEY, D.V.M.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Ave. Towsen, Maryland 21204

Your Petition has been received and accepted for filing Your Petition has been received this 7th day of November , 1978

How Oi Henna

S. ERIC DINENNA Zoning Commissione

Petitioner's Attorney

Mr. & Mrs. Brent C. Rickman 504 Spring Avenue Lutherville, Maryland 21093

Reviewed by Micholas B. Commodari Chairman, Zoning Plans

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## CERTIFICATE OF POSTING ING DEPARTMENT OF BALTIMORE COUNT

strict Stl.	,	Date of Posting TAN. 14, 1979
	U FOR VARIANCE	
titioner:BRSATS	C. RICKMAN, CI.	UX 210' W OF NOTRE DAME LANG
cation of property: 12 40-12		
eation of Signs: FROM	T # 504 SPRUM	6 Ave:
emarks: Thomas 6	Boland	Date of roturn: THE. 19, 1971
isted by Signate	1-S	

FUNCTION	$\neg$	Wall Map C		Ori	inol	Dur	Duclicate		Tracing		200 Shee	
	_ (	late	by	dot	by	date	by	date	by	date	ь	
Descriptions checked a outline plotted on map	nd					1030	MA					
Petition number added outline	to											
Denied												
Granted by ZC, BA, GC, CA												
Reviswed by:	M					ed Pla		or des	cripti	on		

EALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

197. Filing Fee \$ 35 . Received Lcheck Other

Reviewed by NBA Petitioner's Attorney\_\_\_

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





THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Brent C. Richman, et ux was inserted in the following:

☐ Catonsville Times □ Dundalk Times

☐ Essex Times

- Tov.son Times
  Arbutus Times
  Community Times
- ☐ Suburban Times West ☐ Suburban Times East weekly newspapers published in Baltimore, County, Maryland,

once a week for one successive weeks before the 12th day of January 1979, that is to say, the same was inserted in the issues of January 11, 1979

STROMBERG PUBLICATIONS, INC



## CERTIFICATE OF PUBLICATION

TOWSON, MD. January 11 , 19.79 THIS IS TO CERTIFY, that the annexed advertisement was ublished in THE JEFFERSONIAN, a weekly newspaper printed January 19.79, the ffst publication appearing on the 11th day of Jenuary 19.79...

THE JEFFERSONIAN. S. Liank Structur NORTH

VICHNITY MAP

1-6 ADD,

SPRING AVE.

PETITION FOR VARIANCE FOR

10- 33, BLK. P. PUT BOOK 20 FOLIO 34

13.30-26

1/4 PT!

PUBLIC WITER & SENER EXISTING

| 1 0 | 1 0 | 10 | 10 | 12 | 14 | 15 | 10 | 22 | 24 | 25 | 25 | 8 to 6 % % % % % % % % % %

BRENTC, & JEANNETTE RICKMAN

LUTHER -YILLA

8TH DISTRICT

ZONE DIR. 5.5







