

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 17th day of August, 1979.

Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

Petitioner Rocco Rinaldi Jr Submitted by William E. Hammond, Zoning Commissioner
Petitioner's Attorney James Rinaldi Reviewed by William E. Hammond

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

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 11th day of Sept, 1979.

Petitioner Rinaldi
Petitioner's Attorney James Rinaldi
Reviewed by William E. Hammond
Zoning Commissioner
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD. October 11, 1979

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 October 11 of one time successive weeks before the 30th day of October, 1979, the first publication appearing on the 11th day of October, 1979.

THE JEFFERSONIAN
Frank Striefler
Manager

Cost of Advertisement, \$ 17.00

PETITION FOR VARIANCE
11th DISTRICT
ZONING: Petition for Variance for side yard setbacks.
LOCATION: South side of Kildea Court, 433 feet Southwest of Ebenezer Road.
DATE & TIME: Tuesday, October 30, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit a side yard setback of 3 feet in lieu of the required 8 feet and a sum of the side yard setbacks of 14 feet in lieu of the required 30 feet.
The Zoning Regulation to be excepted as follows:
Section 120.05B (211.5) - side yard setbacks.
All that parcel of land in the Eleventh District of Baltimore County, beginning at a point 433 feet Southwest of Ebenezer Road, being on the South side of Kildea Court, Lot 213 as shown on Plat of "The Village" recorded in Plat Book 22 Folio 225.
Also known as 7 Fikes Court.
Being the property of Rocco A. Rinaldi, Jr., as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, October 30, 1979 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Oct. 11.



TOWSON, MD. 21204 October 11 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Rocco A. Rinaldi, Jr. et ux was inserted in the following:

- ☐ Catonsville Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times
☐ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 12th day of October, 1979, that is to say, the same was inserted in the issues of October 11, 1979.

STROMBERG PUBLICATIONS, INC.

BY Essex Burger



PETITION FOR VARIANCE
11th DISTRICT
ZONING: Petition for Variance for side yard setbacks.
LOCATION: South side of Kildea Court, 433 feet Southwest of Ebenezer Road.
DATE & TIME: Tuesday, October 30, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit a side yard setback of 3 feet in lieu of the required 8 feet and a sum of the side yard setbacks of 14 feet in lieu of the required 30 feet.
The Zoning Regulation to be excepted as follows:
Section 120.05B (211.5) - side yard setbacks.
All that parcel of land in the Eleventh District of Baltimore County, beginning at a point 433 feet Southwest of Ebenezer Road, being on the South side of Kildea Court, Lot 213 as shown on Plat of "The Village" recorded in Plat Book 22 Folio 225.
Also known as 7 Fikes Court.
Being the property of Rocco A. Rinaldi, Jr., as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, October 30, 1979 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Oct. 11.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 19, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
TOWSON, MARYLAND 21204000
Nicholas B. Commodari
ChairmanMEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial DevelopmentMr. & Mrs. Rocco A. Rinaldi Jr.
7 Kilkea Court
Baltimore, Maryland 21236RE: Item No. 57
Petitioners - Rocco A. Rinaldi Jr.,
et ux
Variance Petition

Dear Mr. & Mrs. Rinaldi:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

Located on the south side of Kilkea Court southwest of Ebenezer Road in the 11th Election District, the subject property is presently improved with an individual dwelling as are the properties in the immediately surrounding area.

Because of your proposal to construct an addition to the side of this structure within 2 feet of the side property line, this Variance is required. As indicated in our previous telephone conversation of October 1, 1979, Mrs. Rinaldi assured me that the garage would be located no closer than 30 feet to the rear property line, therefore only a sideyard Variance was requested.

Particular attention should be afforded to the comment of the Department of Permits and Licenses concerning the type of construction of the proposed garage. If you have any further questions or require additional information concerning this comment, you may contact Mr. Mr. Ted Burnham at 494-3987.

Item No. 57
Variance Petition
October 23, 1979

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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
Zoning Plans Advisory Committee

NBC:hk

Enclosures

Mr. & Mrs. Rocco A. Rinaldi, Jr.
7 Kilkea Court
Baltimore, Maryland 21236

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204Your Petition has been received and accepted for filing this 11th day
of September, 1979WILLIAM E. HAMMOND
Zoning CommissionerPetitioner: Rocco A. Rinaldi, Jr. et ux
Petitioner's Attorney: _____Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory CommitteeBaltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
494-3987JOHN D. STEFFERT
DIRECTOR

September 25, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #57 Zoning Advisory Committee Meeting, September 11, 1979
are as follows:

Property Owner: Rocco A. & Janet M. Rinaldi
Location: 5/8 Kilkea Ct., 433' SW Ebenezer Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 8' and a sum of the sideyards of 14' in lieu of the required 20'.

Address: _____
District: 11th

The items checked below are applicable:

- Structure shall conform to Baltimore County Building Code (S.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and used 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 3'0" of a property line. Contact building Department if distance is between 3'0" and 6'0" of property line.
 - Requested setback vs. _____ conflicts with the Baltimore County Building Code. See Section _____.
 - No Comment.
 - Comments: Item "C" should be resolved with this department so owner is aware of the Code requirements.
- NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CSD:rrj

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3987WILLIAM E. HAMMOND
Zoning Commissioner

October 22, 1979

Mr. & Mrs. Rocco A. Rinaldi, Jr.
7 Kilkea Court
Baltimore, Maryland 21236RE: Petition for Variance
S/S of Kilkea Ct., 43' SW
of Ebenezer Road
Case No. 80-110-A

Dear Sirs:

This is to advise you that \$14.19 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WES:hj

October 8, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #57, Zoning Advisory Committee meeting of
September 11, 1979, are as follows:

Property Owner: Rocco A. & Janet M. Rinaldi
Location: 5/8 Kilkea Ct., 433' SW Ebenezer Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 8' and a sum of the sideyards of 14' in lieu of the required 20'.

Address: _____
District: 11

Metropolitan water and sewer exist; therefore, the proposed garage should not present any health hazards.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner
BUREAU OF ENVIRONMENTAL SERVICES

LSP/jxvph

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 825-7310Paul H. Peinche
CHIEF

September 19, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory CommitteeRe: Property Owner Rocco A. & Janet M. RinaldiLocation: 5/8 Kilkea Ct., 433' SW Ebenezer Rd.Item No. 57

Zoning Agenda: Meeting of 9/11/79

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 for 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 _____ EXCEEDS 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" 1976 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Ed. J. Kelly 9-19-79 Noted and
Planning Group Approved:
Special Inspection DivisionApproved: George M. Wagonet
Fire Prevention BureauCERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 10/15/79
Posted for: William E. Hammond
Petitioner: Rocco A. & Janet M. Rinaldi
Location of property: 5/8 Kilkea Ct., 433' SW Ebenezer Rd.
Location of Sign: front of property (H.E. 3.10m Ct.)
Remarks: _____
Posted by: William E. Hammond Signature Date of return: 10/19/79

BALTIMORE COUNTY, MARYLAND		No. 83214	
OFFICE OF FINANCE - REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE: <u>October 1, 1979</u>	ACCOUNT: <u>01-552</u>		
		AMOUNT: <u>\$25.00</u>	
RECEIVED FROM: <u>Janet Rinaldi</u>			
FOR: <u>Filing fee for Case No. 80-110-A</u>			
13575461 2		25.00	
VALIDATION OR SIGNATURE OF CASHIER			

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #57, Zoning Advisory Committee Meeting of
September 11, 1979, are as follows:

Property Owner: Rocco A. & Janet M. Rinaldi
Location: S/S Kilkea Ct. 433' SW Ebenezer Road
Existing Zoning: R.M. 5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu
of the required 8' and a sum of the sideyards of
14' in lieu of the required 20'.
District: 11th

Metropolitan water and sewer exist; therefore, the proposed garage
shall not present any health hazards.

Very truly yours,

Jan J. Sauer
Jan J. Sauer, Director
BUREAU OF ENVIRONMENTAL SERVICES

137/200/24

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
S/S of Kilkea Court, 433' : OF BALTIMORE COUNTY
SW of Ebenezer Rd., 11th District
ROCCO A. RINALDI, JR., et ux, : Case No. 80-110-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.

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

I HEREBY CERTIFY that on this 22nd day of October, 1979, a copy of the foregoing
Order was mailed to Mr. and Mrs. Rocco A. Rinaldi, Jr., 7 Kilkea Court, Baltimore,
Maryland 21236, Petitioners.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition #80-110-A, Item 57

Date: October 22, 1979

Petition for Variance for side yard setbacks
South side of Kilkea Court, 433 feet Southwest of Ebenezer Road
Petitioner - Rocco A. Rinaldi, Jr., et ux
11th District

HEARING: Tuesday, October 30, 1979 (10:00 A.M.)

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

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

Mr. & Mrs. Rocco A. Rinaldi, Jr.
7 Kilkea Court
Baltimore, Maryland 21236

NOTICE OF HEARING

RE: Petition for Variance - S/S Kilkea Ct., 433' SW Ebenezer Road
Case No. 80-110-A

TIME: 10:00 A.M.

DATE: Tuesday, October 30, 1979

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR VARIANCE

11th District

ZONING: Petition for Variance for side yard setbacks
LOCATION: South side of Kilkea Court, 433 feet Southwest of Ebenezer Road
DATE & TIME: Tuesday, October 30, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of
2 feet in lieu of the required 8 feet and a sum of the
side yard setbacks of 14 feet in lieu of the required
20 feet

The Zoning Regulation to be excepted as follows:

Section 1502.3B (211.3) - side yard setbacks

All that parcel of land in the Eleventh District of Baltimore County

Beginning at a point 433 feet Southwest
of Ebenezer Road. Being on the South side of
Kilkea Court, Lot #13 and shown of Plat of
"Silvergate Village" recorded in Plat Book 33
Folio 025.

Also known as 7 Kilkea Court.

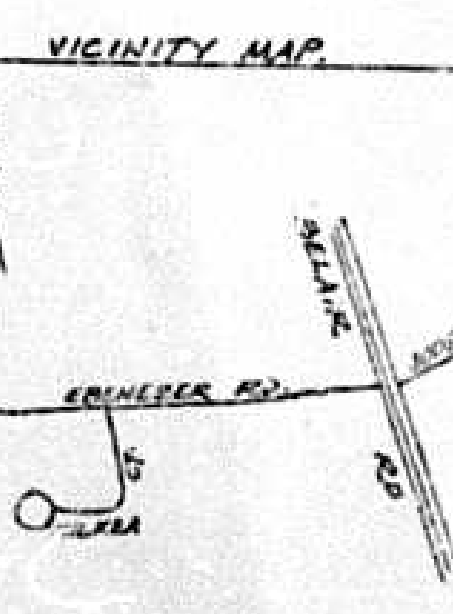
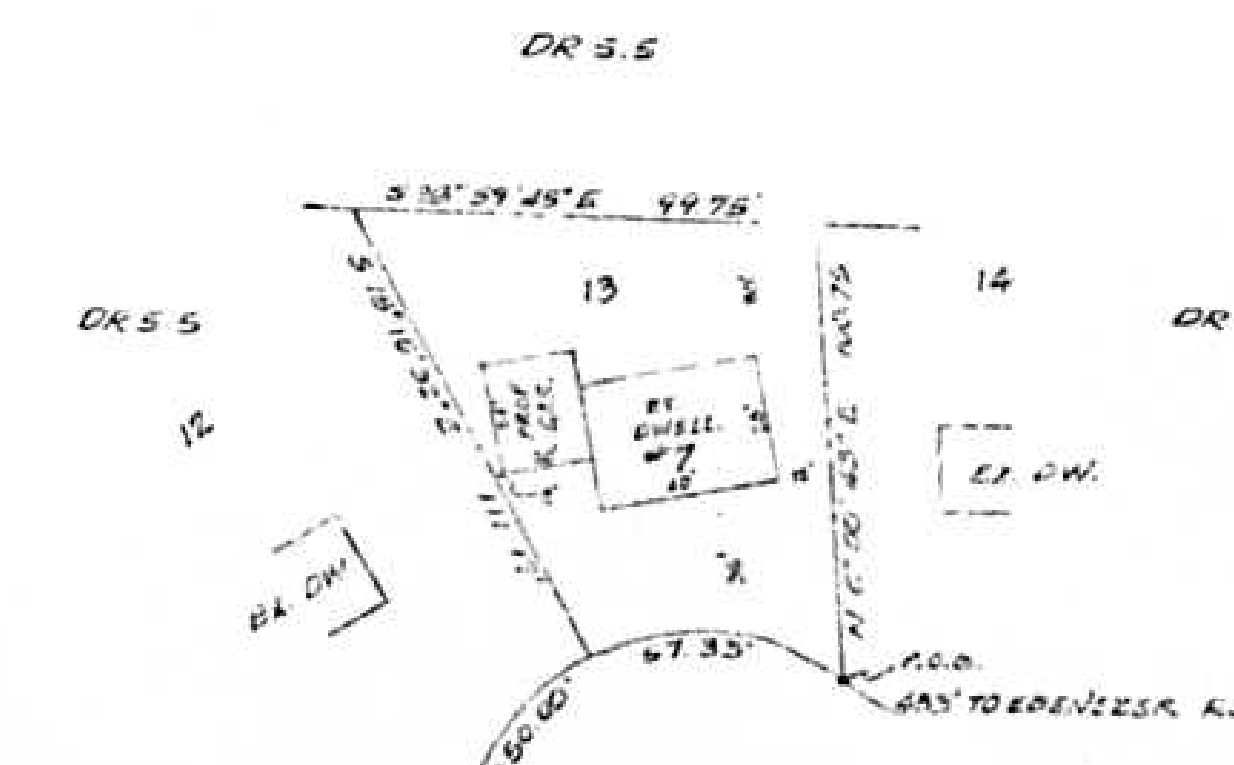
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 83254
DATE: October 26, 1979 ACCOUNT: 0 569
AMOUNT: \$13.19
RECEIVED FROM: Janet Rinaldi
FOR: Advertising and Posting for Case No. 80-110-A
4115
VALIDATION OR SIGNATURE OF CASHIER

Being the property of Rocco A. Rinaldi, Jr., et ux, as shown on plat plan filed
with the Zoning Department

Hearing Date: Tuesday, October 30, 1979 at 10:00 A.M.
Public Hearings: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

NOTE:
1. ALL UTILITIES PUBLIC



PLAT TO ACCOMPANY
PETITION FOR VARIANCE
11th ELECT. DIST. 1"=50'

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

THORNTON M. MOURING
DIRECTOR

November 9, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #57 (1979-1980)
Property Owner: Rocco A. & Janet M. Rinaldi
S/S Kilkea Ct. 433' S/W Ebenezer Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a side setback of 2'
in lieu of the required 8' and a sum of the sideyards of
14' in lieu of the required 20'.
District: 11th

Dear Mr. Hammond:

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, and are
as secured by Public Works Agreement 116810, executed in conjunction with the development
of "Silvergate Village", of which this property is Lot 13, Block A of Section 1 Silvergate
Village", recorded O.T.G. 33, Folio 25.

There is a 10-foot wide Baltimore County drainage and utility easement centered
upon the rear property line of this property.

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 damages 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 #57 (1979-1980).

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbly

M-NW Key Sheet, 35 NE 30 Pos. Sheet
ME 9 H Topo, 72 Tax Map

Pursuant to the Advertisement, posting of property, and public hearing on the 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 Petitioner(s), in that the Petitioners have a young handicapped child who, it is anticipated, will need a wheelchair and/or an especially equipped van, the Variances should be had; and it further appears that the granting of the Variances requested will not adversely effect the health, safety, and general welfare of the community; and, therefore,

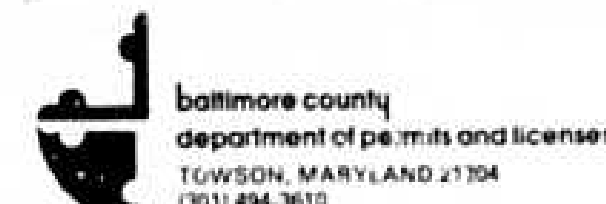
IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 11th day of March, 1980, that the herein Petition for Variances to permit a side yard setback of two (2) feet in lieu of the required eight (8) feet and a sum of the side yard setbacks of fourteen (14) feet in lieu of the required twenty (20) feet 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.

Deputy *Jan M. H. Jones*
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



JOHN D. SEVIER
DIRECTOR

September 25, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #57 Zoning Advisory Committee Meeting, September 11, 1979 are as follows:

Property Owner: Rocco A. & Janet M. Rinaldi
Location: 878 Kilkea Ct. 433' SW Ebenezer Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 8' and a sum of the sideyards of 14' in lieu of the required 20'.

Acres: _____
District: 11th

The items checked below are applicable:

- Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1977 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged 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 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
 - Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
 - No Comment.
 - Comment: Item "G" should be resolved with this department so owner is aware of the Code requirements.
- NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 10, 1979

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

Z.A.C. Meeting of: September 11, 1979

RE: Item No: 55, 56, 57, 58
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTHAIS

THOMAS H. BOYER
MRS. LORENAE P. CHURCH
ROGER B. HAYDEN

ALVIN L. RECK
MRS. MILDRED B. SMITH, JR.
RICHARD W. TRACEY, D.V.M.



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

November 1, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #57, Zoning Advisory Committee Meeting of September 11, 1979, are as follows:

Property Owner: Rocco A. & Janet M. Rinaldi
Location: 878 Kilkea Ct. 433' SW Ebenezer Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 8' and a sum of the sideyards of 14' in lieu of the required 20'.

Acres: _____
District: 11th

Metropolitan water and sewer exist; therefore, the proposed garage should not present any health hazards.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRF/tth

November 1, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #57, Zoning Advisory Committee Meeting of September 11, 1979, are as follows:

Property Owner: Rocco A. & Janet M. Rinaldi
Location: 878 Kilkea Ct. 433' SW Ebenezer Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 8' and a sum of the sideyards of 14' in lieu of the required 20'.

Acres: _____
District: 11th

Metropolitan water and sewer exist; therefore, the proposed garage should not present any health hazards.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRF/tth

November 1, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #57, Zoning Advisory Committee Meeting of September 11, 1979, are as follows:

Property Owner: Rocco A. & Janet M. Rinaldi
Location: 878 Kilkea Ct. 433' SW Ebenezer Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 8' and a sum of the sideyards of 14' in lieu of the required 20'.

Acres: _____
District: 11th

Metropolitan water and sewer exist; therefore, the proposed garage should not present any health hazards.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRF/tth

November 1, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #57, Zoning Advisory Committee Meeting of September 11, 1979, are as follows:

Property Owner: Rocco A. & Janet M. Rinaldi
Location: 878 Kilkea Ct. 433' SW Ebenezer Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 8' and a sum of the sideyards of 14' in lieu of the required 20'.

Acres: _____
District: 11th

Metropolitan water and sewer exist; therefore, the proposed garage should not present any health hazards.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRF/tth

November 1, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #57, Zoning Advisory Committee Meeting of September 11, 1979, are as follows:

Property Owner: Rocco A. & Janet M. Rinaldi
Location: 878 Kilkea Ct. 433' SW Ebenezer Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 8' and a sum of the sideyards of 14' in lieu of the required 20'.

Acres: _____
District: 11th

Metropolitan water and sewer exist; therefore, the proposed garage should not present any health hazards.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRF/tth

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Rocco A. Rinaldi Jr. and
I, or we, Rocco A. Rinaldi Jr. 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 111.2 to permit a sideyard setback
of 2 feet in lieu of the required 8 feet and a sum of the side yard
setbacks of 14' in lieu of the required 20'.

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

In order to provide minimum sufficient space for garage
parking of vehicles. The required setback of 8 feet
would not be sufficient to allow a usable structure.

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.

DATE March 11, 1980
By Rocco A. Rinaldi Jr.
Contract purchaser
Address 7 Kilkea Ct.
Baltimore, Md. 21204
Petitioner's Attorney
Address
Protestant's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day

of September, 1979, 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 108, County Office Building in Towson, Baltimore
County, on the 30th day of October, 1979, at 10:00 o'clock
A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 19, 1979

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

cc
Nicholas B. Commodari

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Public Planning

Building Department

Board of Education

County Administration

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Public Works

Mr. & Mrs. Rocco A. Rinaldi Jr.
7 Kilkea Court
Baltimore, Maryland 21204

RE: Item No. 57
Petitioners - Rocco A. Rinaldi Jr.,
et ux
Variance Petition

Dear Mr. & Mrs. Rinaldi:

The Zoning Plans Advisory Committee has reviewed the plans
submitted with the above referenced petition. 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.

Located on the south side of Kilkea Court southwest of Ebenezer
Road in the 11th Election District, the subject property is presently
improved with an individual dwelling as are the properties in the
immediately surrounding area.

Because of your proposal to construct an addition to the side of
this structure within 2 feet of the side property line, this Variance is
required. As indicated in our previous telephone conversation of
October 1, 1979, Mrs. Rinaldi assured me that the garage would be
located no closer than 30 feet to the rear property line, therefore
only a sideyard Variance was requested.

Particular attention should be afforded to the department of the
Department of Permits and Licenses concerning the type of construction
of the proposed garage. If you have any further questions, require
additional information concerning this comment, please contact Mr.
Mr. Ted Burnham at 454-3987.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

M7/mjm

Item No. 57
Variance Petition
October 23, 1979

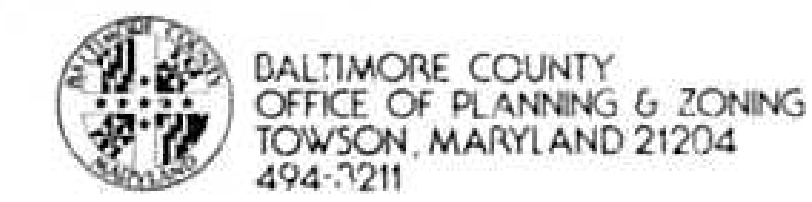
Enclosed are all comments submitted from the Committee to
this office. The remaining members felt that no comment was warranted.
This petition is accepted for filing on the date of the enclosed filing
certificate. Notice of the hearing date and time, which will be held not
less than 30 nor more than 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:hk

Enclosures



JOHN D. SEYFERT
DIRECTOR

October 16, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #57, Zoning Advisory Committee Meeting, September 11, 1979, are as follows:

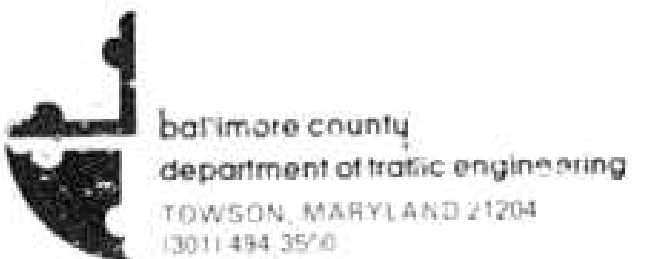
Property Owner: Rocco A. and Janet M. Rinaldi
Location: S/S Kilkea Ct. 433' SW Ebenezer Road
Existing Zoning: D.R.5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 8' and a sum
of the sideyards of 14' in lieu of the required 20'.
District: 11th

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
Current Planning and Development



STEFEN E. COLLINS
DIRECTOR

September 26, 1979

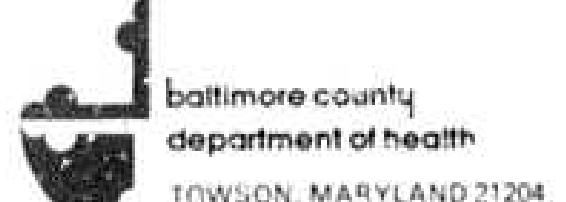
Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comments for the following items: Items 55, 56, and 57.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II



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

October 8, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. E. Hammond:

Comments on Item # 57, Zoning Advisory Committee meeting of
September 11, 1979, are as follows:

Property Owner: Rocco A. A. Janet M. Rinaldi
Location: S/S Kilkea Ct. 433' SW Ebenezer Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 8' and a sum of the sideyards of 14' in lieu of the required 20'

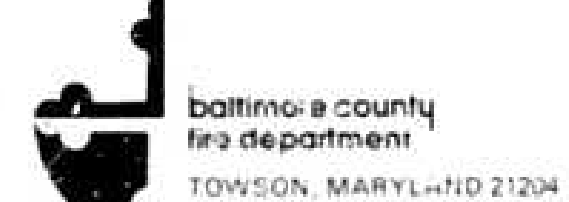
Acres: 11
District: 11

Metropolitan water and sewer exist; therefore, the proposed
garage should not present any health hazards.

Very truly yours,

Ian J. Fogrest
Ivan J. Fogrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LIF/JRP:phg



Paul H. Reinisch
CHIEF

September 23, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Rocco A. & Janet M. Rinaldi

Location: S/S Kilkea Ct. 433' SW Ebenezer Rd.

Item No. 57 Zoning Agenda: Meeting of 9/11/79

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 for 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 _____ EXCEEDS 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.
- (x) 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" 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER Capt. Jack Kelly 9/14/79 Noted and Approved: George M. Negandhi
Planning Group Fire Prevention Bureau
Special Inspection Division

Mr. & Mrs. Rocco A. Rinaldi, Jr.
7 Kilkea Court
Baltimore, Maryland 21204

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 11th day
of September, 1979.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Rocco A. Rinaldi, Jr. et ux
Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee