

PETITION FOR ZONING VARIANCE 84-185-A
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 B023B (211.5 & 301.1) to permit a side yard set back of 4" for an open carport, as required by the following reasons: (indicate hardship or practical difficulty)

I need a carport because I can't park in rear because I have a pool in back yard.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
 (Type or Print Name) James C. Roscoe
 Signature *James C. Roscoe*
 Address: Sadye M. Roscoe
 (Type or Print Name) Sadye M. Roscoe
 Signature *Sadye M. Roscoe*
 Address: 6717 Fox Meadow Rd., #126
 (Type or Print Name) City and State: Baltimore, Md. 21207
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
 Name: James C. Roscoe
 Address: 6717 Fox Meadow Rd., #126
 City and State: Baltimore, Md. 21207
 Attorney's Telephone No.:
 Address: Phone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of December, 1983, 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 108, County Office Building in Towson, Baltimore County, on the 31st day of January, 1984, at 9:30 o'clock A.M.

Call John
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 W/S Fox Meadow Rd., 715' SE of
 Burnbrook Lane /6717 Fox Meadow
 Rd.), 2nd District : OF BALTIMORE COUNTY

JAMES C. ROSCOE, et ux, : Case No. 84-185-A
 Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:
 Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or date which may be now or hereafter designated therefor, 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 for Baltimore County
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 5th day of January, 1984, a copy of the foregoing Order was mailed to Mr. and Mrs. James C. Roscoe, 6717 Fox Meadow Road, Baltimore, MD 21207, Petitioners.

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

BALTIMORE COUNTY

**ZONING PLANS
 ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 12, 1984

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21284

Mr. & Mrs. James C. Roscoe
 6717 Fox Meadow Road
 Baltimore, Maryland 21207

Chairman
 Nicholas B. Connodari

MEMBERS
 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 Development

RE: Item No. 126 - Case No. 84-185-A
 Petitioner - James C. Roscoe, et ux
 Variance Petition

Dear Mr. & Mrs. Roscoe:

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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Connodari
 NICHOLAS B. CONNODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:bsc
 Enclosures

ORDER REC'D FOR FILING

BY: *John W. Hession, III*
 January 31, 1984

84-185-A
 #126
 James C. Roscoe, et ux, 84-185-A
 W/S Fox Meadow Rd., 715' SE of
 Burnbrook Lane, (6717 Fox Meadow Rd.)



HARRY J. PISTEL, P.E.
 DIRECTOR

January 13, 1984

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #126 (1983-1984)
 Property Owner: James C. & Sadye M. Roscoe
 W/S Fox Meadow Rd., 715' S.W. Burnbrook Lane
 Acres: 65 X 110 District: 2nd

Dear Mr. Jablon:

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 exist and 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.

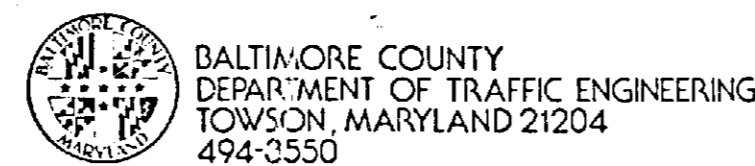
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage 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 126 (1983-1984).

Very truly yours,
Robert A. Morton, P.E.
 ROBERT A. MORTON, P.E., Chief
 Bureau of Public Services

RAN:EM:FW:iss

L-NE Key Sheet
 15 NW 21 & 22 Pos. Sheets
 NS & P Topo
 88 Tax Map



STEPHEN E. COLLINS
 DIRECTOR

January 16, 1984

Mr. Arnold Jablon
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Item No. 125/126 128, 129, and 130. -ZAC- Meeting of December 6, 1983
 Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

Acres:
 District:

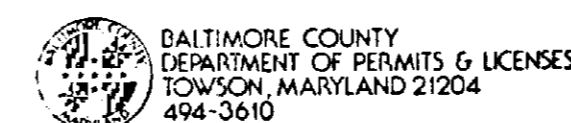
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 125, 126, 129, and 130.

Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineering Assoc. II

MSF/cem

Roscoe
 1/31 84-185-A



ED ZAKES, JR.
 DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 126 Zoning Advisory Committee Meeting are as follows:

Property Owner: James C & Sadye M. Roscoe
 Location: W/S Fox Meadow Road 715' S.W. Burnbrook Lane
 Existing Zoning: D.R. 5-2
 Proposed Zoning: Variance to permit a side yard setback of 4" for an open carport in lieu of the required 6'.

Acres: 65 x 110
 District: 2nd.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 or any amendments thereto and applicable codes.
- X B. A building/ & other / permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 401, Line 2, Section 107 and Table 400, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section 6.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

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

CEB:as

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of January, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 4 inches in lieu of the required 6 feet for the expressed purpose of constructing an open carport, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

- 1. Water run-off for the proposed carport shall be directed away from the adjoining property.

Jean M.H. Jung
Deputy Zoning Commissioner
of Baltimore County

84-185-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 12, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 21st day of January, 1984, the 18th publication appearing on the 18th day of January, 1984.

THE JEFFERSONIAN
S. Frank Shuster
Manager

Cost of Advertisement, \$ 18.00

PETITION FOR VARIANCE

2nd Election District
ZONING: Petition for Variance
LOCATION: West side Fox Meadow Road, 715 ft. Southeast of Burnbrook Lane (6717 Fox Meadow Road)
DATE & TIME: Tuesday, January 31, 1984 at 9:30 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 4 inches for an open carport instead of the required 6 ft.

Being the property of James C. Roscoe, et ux, as shown on plat filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: January 10, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
James C. Roscoe, et ux
SUBJECT: 84-185-A

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

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: January 11, 1984
Posted for: Variance
Petitioner: James C. Roscoe et ux
Location of property: W/S of Fox Meadow Road, 715' S.E. of Burnbrook Lane
Location of Signs: What side of Fox Meadow Road in front of 6717 Fox Meadow Road
Remarks:
Posted by: *J. Jablon* Signature Date of return: January 20, 1984
Number of Signs: 1



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

January 18, 1984

Mr. & Mrs. James C. Roscoe
6717 Fox Meadow Road
Baltimore, Maryland 21207

Re: Petition for Variance
W/S Fox Meadow Rd., 715' SE of Burnbrook Lane (6717 Fox Meadow Road)
James C. Roscoe, et ux - Petitioners
Case No. 84-185-A

Dear Mr. & Mrs. Roscoe:

This is to advise you that \$43.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND No. 124094
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 1/24/84 ACCOUNT: R-01-615-000

AMOUNT: \$43.00

RECEIVED FROM: James C. Roscoe
FOR: Advertising & Posting Case #84-185-A

102*****250010 226A

VALIDATION OR SIGNATURE OF CASHIER

ORDER RECEIVED FOR FILING

DATE January 31, 1984
BY Tracy Campbell (Clerk)

PETITION FOR VARIANCE

2nd Election District
ZONING: Petition for Variance
LOCATION: West side Fox Meadow Road, 715 ft. Southeast of Burnbrook Lane (6717 Fox Meadow Road)
DATE & TIME: Tuesday, January 31, 1984 at 9:30 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 4 inches for an open carport instead of the required 6 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

January 31, 1984

Mr. and Mrs. James C. Roscoe
6717 Fox Meadow Road
Baltimore, Maryland 21207

RE: Petition for Variance
W/S Fox Meadow Rd., 715' SE of Burnbrook Lane (6717 Fox Meadow Rd.) 2nd Election District
James C. Roscoe, et ux - Petitioners
No. 84-185-A (Item No. 126)

Dear Mr. and Mrs. Roscoe:

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

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

January 24, 1984

Mr. & Mrs. James C. Roscoe
6717 Fox Meadow Road
Baltimore, Maryland 21207

NOTICE OF HEARING

Re: Petition for Variance
W/S Fox Meadow Rd., 715' SE of Burnbrook Lane (6717 Fox Meadow Road)
James C. Roscoe, et ux - Petitioners
Case No. 84-185-A

TIME: 9:30 A.M.

DATE: Tuesday, January 31, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND No. 122941
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 1/24/84 ACCOUNT: R-01-615-000
AMOUNT: \$35.00

RECEIVED FROM: James C. Roscoe
FOR: Petition fee for Case #126
102*****250010 226A

VALIDATION OR SIGNATURE OF CASHIER

LEGAL NOTICE

PETITION FOR VARIANCE

2nd Election District
ZONING: Petition for Variance
LOCATION: West side Fox Meadow Road 715 ft. Southeast of Burnbrook Lane (6717 Fox Meadow Road)
DATE & TIME: Tuesday, January 31, 1984 at 9:30 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 4 inches for an open carport instead of the required 6 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

CERTIFICATE OF PUBLICATION

51213
Fikesville, Md., Jan. 11, 1984

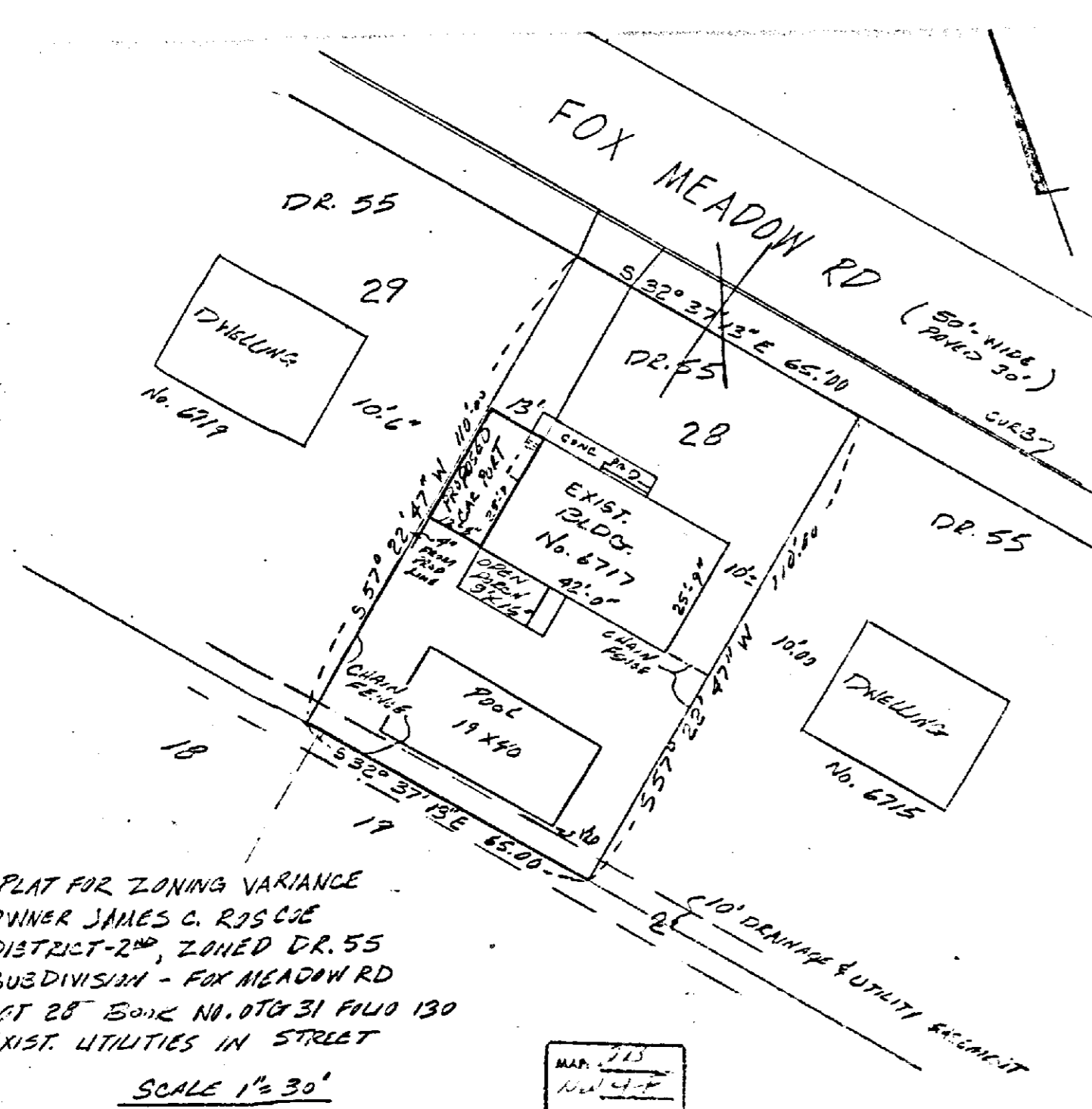
I hereby certify, that the annexed advertisement in the NORTHWEST STAR, a weekly newspaper published in Fikesville, Baltimore and before the 31st day of January, 1984.

publication appearing on the 11th day of Jan., 1984
the second publication appearing on the _____ day of _____, 19____
the third publication appearing on the _____ day of _____, 19____

THE NORTHWEST STAR

S. Frank Shuster
Manager

Cost of Advertisement \$20.00



PLAT FOR ZONING VARIANCE
OWNER: JAMES C. ROSCOE
DISTRICT: 2ND ELECTION DISTRICT
SUBDIVISION: FOX MEADOW RD
LOT 28 - 50' x 110' x 110' x 130'
EXIST. UTILITIES IN STREET
SCALE 1/2\"/>
Tom H. Lee
DRAWN BY BRUCE REE

Mr. & Mrs. James C. Roscoe
6717 Fox Meadow Road
Baltimore, Md. 21207

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
6th day of December, 1983.


ARNOLD JABLON
Zoning Commissioner

Petitioner James C. Roscoe, et ux
Petitioner's
Attorney _____

Received by:


Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee