

**PETITION FOR ZONING VARIANCE**  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

85-109-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and a part hereof, hereby petition for a Variance from Section 1B02.3C.1 to permit a rear yard setback of 17 feet in lieu of the required 30 feet.

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

We do not have a basement so we are adding a family room. The house is very small and we have a family of five. We need the space for our washer and dryer and freezer.

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.

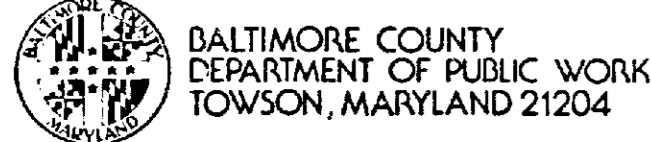
Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Attorney's Telephone No. \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone No. \_\_\_\_\_

Legal Owner(s):  
Helen M. Roby  
(Type or Print Name)  
Signature: *Helen M. Roby*  
Edwin C. Roby  
(Type or Print Name)  
Signature: *Edwin C. Roby*

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of August, 1984, 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 23rd day of October, 1984, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)



HARRY J. PISTEL, P.E.  
DIRECTOR  
September 27, 1984

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

Re: Item #49 (1984-1985)  
Property Owner: Edwin C. Roby, et ux  
S/S Graywood Rd. 68.96' W. from centerline  
North Point Rd.  
Acre: 60/82 x 75/131  
District: 12th

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 COMMENTS:  
As no public facilities are involved, this office has no comment.

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.

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.

Very truly yours,  
Gilbert S. Benson, P.E., Asst. Chief  
Bureau of Public Services

GSB:ENH:ROP:as

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
2/3 of Graywood Rd., 68.96' : OF BALTIMORE COUNTY  
S of North Point Rd. :  
(2 Graywood Rd.), 12th Dist. :  
Case No. 85-109-A  
EDWIN C. ROBY, et ux, :  
Petitioners :  
: : : : :  
: : : : :  
ENTRY OF APPEARANCE

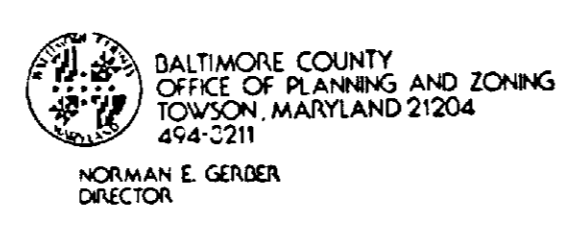
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 1st day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Edwin C. Roby, 2 Graywood Rd., Baltimore, MD 21222, Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman



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

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended development plan was approved by the Planning Board on \_\_\_\_\_.
- Landscaping should be provided on this site and shown on the plan.
- The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- The property is located in a traffic area controlled by a "B" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- Additional comments: \_\_\_\_\_

*Eugene A. Bober*  
Eugene A. Bober  
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE

PETITION AND SITE PLAN  
EVALUATION COMMENTS

RECEIVED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 15, 1984

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

Mr. & Mrs. Edwin C. Roby  
2 Graywood Road  
Baltimore, Maryland 21222

RE: Case No. 85-109-A (Item No. 49)  
Petitioner - Edwin C. Roby, et ux  
Variance Petition

- 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
- Zoning Administration
- Industrial Development

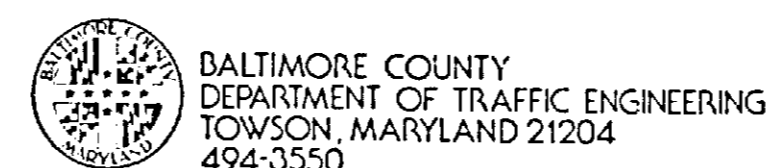
Dear Mr. & Mrs. Roby:

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 Commission; 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. Commodari*  
NICHOLAS B. COMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc  
Enclosures



STEPHEN E. COLLINS  
DIRECTOR  
September 11, 1984

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

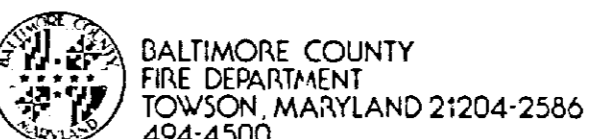
Item No. 49 (51, 53, 54, 55, and 56)  
Property Owner: \_\_\_\_\_  
Location: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_  
Proposed Zoning: \_\_\_\_\_

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 49, 51, 53, 54, 55, and 56.

*Michael S. Fladigan*  
Michael S. Fladigan  
Traffic Engineering Assoc. II

MSF/cam  
9/23  
85-109-A



PAUL H. REINCKE  
CHIEF  
September 10, 1984

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

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Edwin C. Roby, et ux

Location: S/S Graywood Rd. 68.96' W. from c/l North Point Road  
Item No.: 49  
Zoning Agenda: Meeting of 9/4/84

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 or \_\_\_\_\_ 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 operation.
- 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.

Noted and Approved: *George M. W. ...*  
Special Inspection Division  
Fire Prevention Bureau

/mb



PETITION FOR VARIANCE  
12th Election District

LOCATION: East side of Graywood Road, 68.96 feet South of North Point Road (2 Graywood Road)

DATE AND TIME: Tuesday, October 23, 1984 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 rear yard setback of 17 feet in lieu of the required 30 feet.

Being the property of Edwin C. Roby, et ux as shown on the plat filed with the Zoning Office.

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

85-109-A

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  
28th day of August, 1984.

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Edwin C. Roby, et ux  
Petitioner's Attorney

Received by *[Signature]*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

85-109-A  
CERTIFICATE OF PUBLICATION

TOWSON, MD., October 4, 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., appearing on October 4, 1984.

THE JEFFERSONIAN,

*[Signature]*  
Publisher

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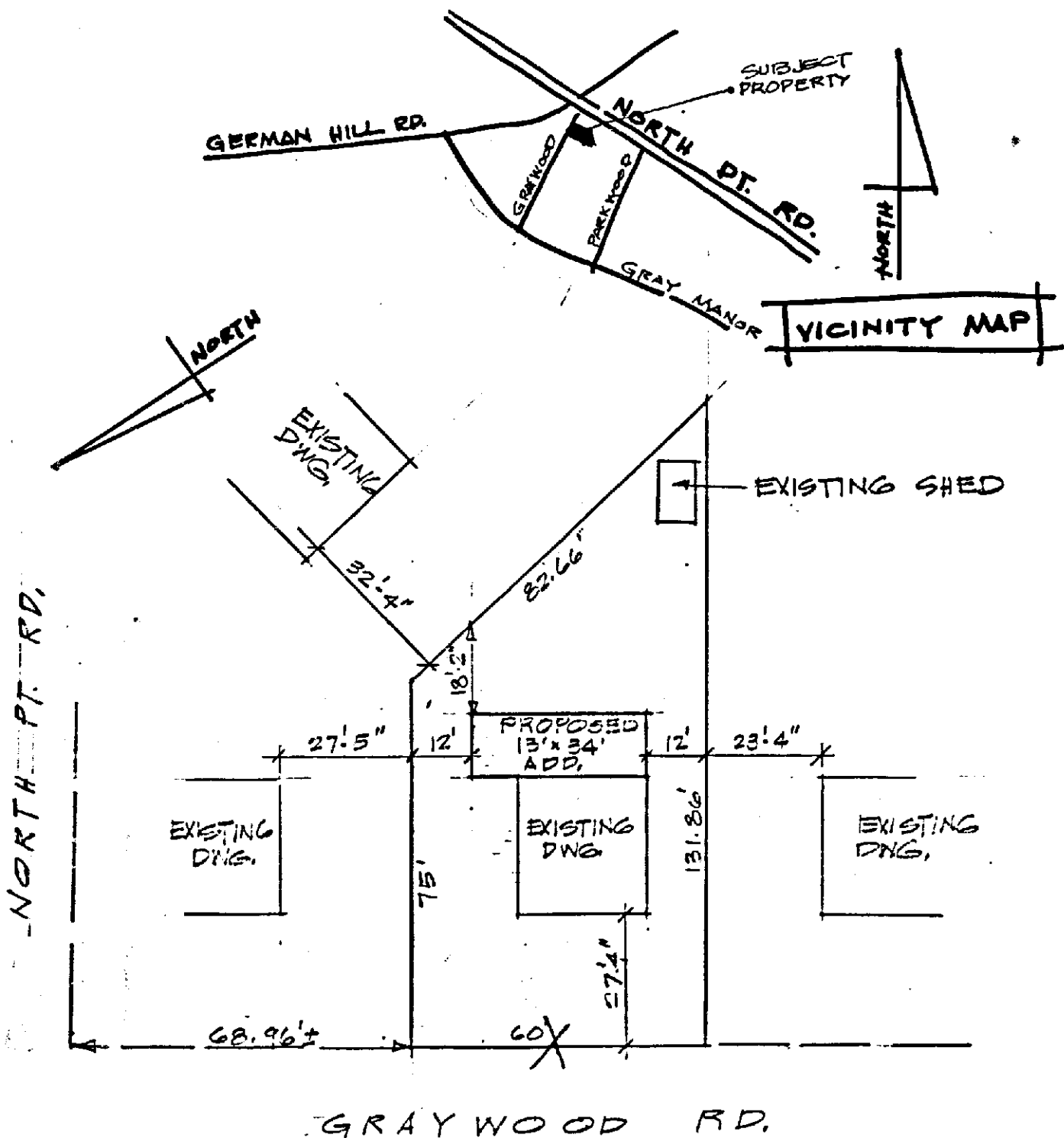
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By Order Of  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County  
Oct. 4

Cost of Advertising 18<sup>00</sup>

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 12<sup>th</sup> Date of Posting 10-5-84  
Posted for: Variance - rear yard setback  
Petitioner: Edwin C. & Helen C. Roby  
Location of property: 2 Graywood Rd.  
Location of Signs: In front yard of above location.  
Remarks: \_\_\_\_\_  
Posted by *[Signature]* Date of return: \_\_\_\_\_  
Number of Signs: 1



PLAT FOR ZONING VARIANCE  
OWNER: HELEN & EDWIN ROBY  
ELECTION DISTRICT-12, ZONING D.R. 5.5  
AMENDED PLAT GRAY MANOR  
LOT 21, FOLIO #12 LIBER 112

OWNERS WILL TAKE FULL RESPONSIBILITY  
AS TO THE INFORMATION PROVIDED ON  
SAID PLOT PREPARED BY BALTO. CO.  
*[Signature]* 8-24-84  
OWNER DATE  
*[Signature]* 8-24-84  
OWNER DATE

SCALE: 1" = 20'

