

PETITION FOR ZONING VARIANCE 85-306-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 415A.1.1. to allow a recreational vehicle to be situated in a side yard 0' to the rear of a lateral projection of the front foundation line instead of the 8' required by Section 415A.1.1.

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

- Existing paved driveway in side yard is not of sufficient length to situate the vehicle 8' to the rear of the front foundation line.
- At the rear end of the driveway there is an abrupt drop of about 6' to the rear yard area.
- To extend the driveway would involve either extremely costly excavation or fill to provide the needed distance to relocate the recreational vehicle as required by Section 415A.1.1 of the zoning regulations. Property is to be posted and maintained as provided 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

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Attorney's Telephone No.:
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of April 1985, 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 7th day of May, 1985, at 10:30 o'clock.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
E/S Hunting Creek Ct.,
235' N of Hickory Springs Circle, 1st District
M. E. ROLOFF, Jr., et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-306-A
Petitioners

ENTRY OF APPEARANCE

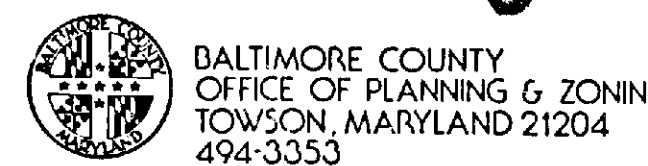
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 16th day of April, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. M. E. Roloff, Jr., 7 Hunting Creek Ct., Catonsville, MD 21228, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M.H. JUNG
DEPUTY ZONING COMMISSIONER

May 8, 1985

Mr. & Mrs. M. E. Roloff, Jr.
7 Hunting Creek Court
Catonsville, Maryland 21228

RE: PETITION FOR VARIANCE
E/S Hunting Creek Court
235' N/Hickory Spring Circle
1st Election District
M. E. Roloff, Jr., et ux -
Petitioners
Case No. 85-306-A (Item No. 243)

Dear Mr. & Mrs. Roloff:

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

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

JMHJ:bg

Attachments

cc: People's Counsel

PETITION FOR VARIANCE

1st Election District

LOCATION: East side Hunting Creek Court, 235 ft. North of Hickory Springs Circle

DATE AND TIME: Tuesday, May 7, 1985 at 10:30 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 allow a recreational vehicle to be situated in a side yard 0 ft. to the rear of a lateral projection of the front foundation line instead of the 8 ft. required

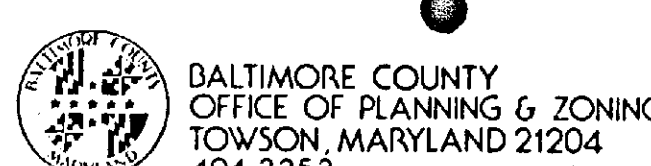
Being the property of M. E. Roloff, Jr., et ux as shown on the plat filed with the Zoning Office.

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

ZONING DESCRIPTION

Beginning at a point on the east side of Hunting Creek Court, at a distance of 235 feet north of Hickory Springs Circle, and known as Lot 84, Block J, as shown on Plat 3, Section 2 of Woodbridge Valley and recorded among the land records of Baltimore County in Plot Book No. 34, Folio 106. Also known as No. 7 Hunting Creek Court in the 1ST Election District.



ARNOLD JABLON
ZONING COMMISSIONER

April 30, 1985

Mr. & Mrs. M. E. Roloff, Jr.
7 Hunting Creek Court
Catonsville, Maryland 21228

RE: Petition for Variance
E/S Hunting Creek Ct. 235' N of Hickory Springs Circle
M. E. Roloff, Jr., et ux - Petitioners
Case No. 85-306-A

Dear Mr. & Mrs. Roloffs:

This is to advise you that \$40.84 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 007211

DATE 5-7-85 ACCOUNT R-01-615-000

AMOUNT \$ 40.84

RECEIVED FROM M. E. Roloff, Jr.

FOR order + posting 85-306-A

B 004300000040640 60767

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 18 1985

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 April 18, 1985.

THE JEFFERSONIAN,
18 Venturi
Publisher

Cost of Advertising
20.00

PETITION FOR VARIANCE
1st Election District
LOCATION: East side Hunting Creek Court, 235 ft. North of Hickory Springs Circle
DATE AND TIME: Tuesday, May 7, 1985 at 10:30 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 allow a recreational vehicle to be situated in a side yard 0 ft. to the rear of a lateral projection of the front foundation line instead of the 8 ft. required. Being the property of M. E. Roloff, Jr., 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
April 18, 1985

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st
Posted for: Variance
Petitioner: M. E. Roloff, Jr.
Location of property: E/S Hunting Creek Ct., 235' N of Hickory Springs Circle
Location of Sign: Front of 7 Hunting Creek Ct.
Remarks: S. J. Jablon
Posted by: S. J. Jablon
Number of Signs: 1
Date of Posting: 4-19-85
Date of return: 4-24-85



April 18 1985

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE

was inserted in the following:

☐ Catonsville Times
☐ Arbutus Times
weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 20 day of April 1985, that is to say, the same was inserted in the issues of

April 18, 1985

PATUXENT PUBLISHING CORP.
By *Patuxent*

APR 17 1985

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 ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of May, 1985, that the herein Petition for Variance(s) to permit a recreational vehicle to be situated in a side yard 0 feet to the rear of the lateral projection of the front foundation line in lieu of the required 8 feet, in accordance with the site plan marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The recreational vehicle to be parked in the side yard shall be limited to a trailered boat not to exceed 25 feet in length.

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

ORDER RECEIVED FOR FILING

DATE May 8, 1985
BY *Barbara A. Schell*

Case No. 85-306-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 2nd day of April, 1985.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner: M.E. Roloff, Jr., et ux
Petitioner's Attorney

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

April 9, 1985

Mr. & Mrs. M. E. Roloff, Jr.
7 Hunting Creek Court
Catonsville, Maryland 21228

NOTICE OF HEARING

RE: Petition for Variance
E/S Hunting Creek Court, 235' N of Hickory Springs Circle
M. E. Roloff, Jr., et ux - Petitioners
Case No. 85-306-A

TIME: 10:30 a.m.

DATE: Tuesday, May 7, 1985

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

cc: Woodbridge Valley Improvement and Civic Association
c/o Rick Berner
100 S. Charles Street - Suite 1080
Baltimore, Maryland 21201

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 004986

DATE 5-13-85 ACCOUNT 11-01 315 000

AMOUNT \$ 33

RECEIVED FROM

FOR *E/S Hunting Creek Court*
8 B031*****32201A 01324F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 85-300-A, 85-304-A, 85-305-A, 85-306-A, 85-308-A and 85-309-A

There are no comprehensive planning factors requiring comment on these petitions.

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

NEG/JGH/sf

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arlene January
FROM: Jim Thompson
7 Hunting Creek Court
SUBJECT: Melvin and Elizabeth Roloff
Item No. 24J

The above referenced case is the subject of an active violation case (C-85-514). When this matter is scheduled for a hearing, please notify:

Woodbridge Valley Improvement
and Civic Association
c/o Mr. Rick Berner
100 S. Charles Street
Suite 1080
Baltimore, Maryland 21201

JHT:ecb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 26, 1985

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

cc: Mr. & Mrs. M. E. Roloff, Jr.
7 Hunting Creek Court
Catonsville, Maryland 21228

cc: Nicholas B. Commodari
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

RE: Item No. 243 - Case No. 85-306-A
Petitioners - M.E. Roloff, Jr., et ux
Variance Petition

Dear Mr. & Mrs. Roloff:

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. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 28, 1985

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

Re: Item #243 (1984-1985)
Property Owner: M. E. Roloff, Jr., et ux
E/S Hunting Creek Ct. 235' N. Hickory
Springs Circle
Acres: 75/80.18 x 92/115
District: 1st

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:

Since no public improvements are affected, this office has no comment.

Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:PMO:ss



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
404-3211
NORMAN E. GERBER
DIRECTOR

APRIL 19, 1985

Re: Zoning Advisory Meeting of FEB 26, 1985
Item # 243
Property Owner: M.E. ROLOFF, JR., ET UX
Location: E/S HUNTING CREEK COURT, 235' N.
OF HICKORY SPRINGS CIRCLE

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:

- (X) 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 to this site 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 22-98 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
- () A Scoping: Must comply with Baltimore County Landscaping Manual.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permits 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 "D" 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:

cc: James Hoswell

Eugene A. Boher
Chief, Current Planning and Development

APR 17 1985



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 15, 1985

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

Item No. 238,240,241,242,243,244,245,246,247 ZAC-Meeting of February 26, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments
for item numbers 238, 240, 241, 242, 243, 244, 245, 246, and 247.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

March 11, 1985

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: M. E. Roloff, Jr., et ux

Location: E/S Hunting Creek Ct. 235' N. Hickory Springs Circle

Item No.: 243 Zoning Agenda: Meeting of 2/26/85

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.

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

REVIEWED BY: [Signature] Noted and Approved: Roy W. Kemmer
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

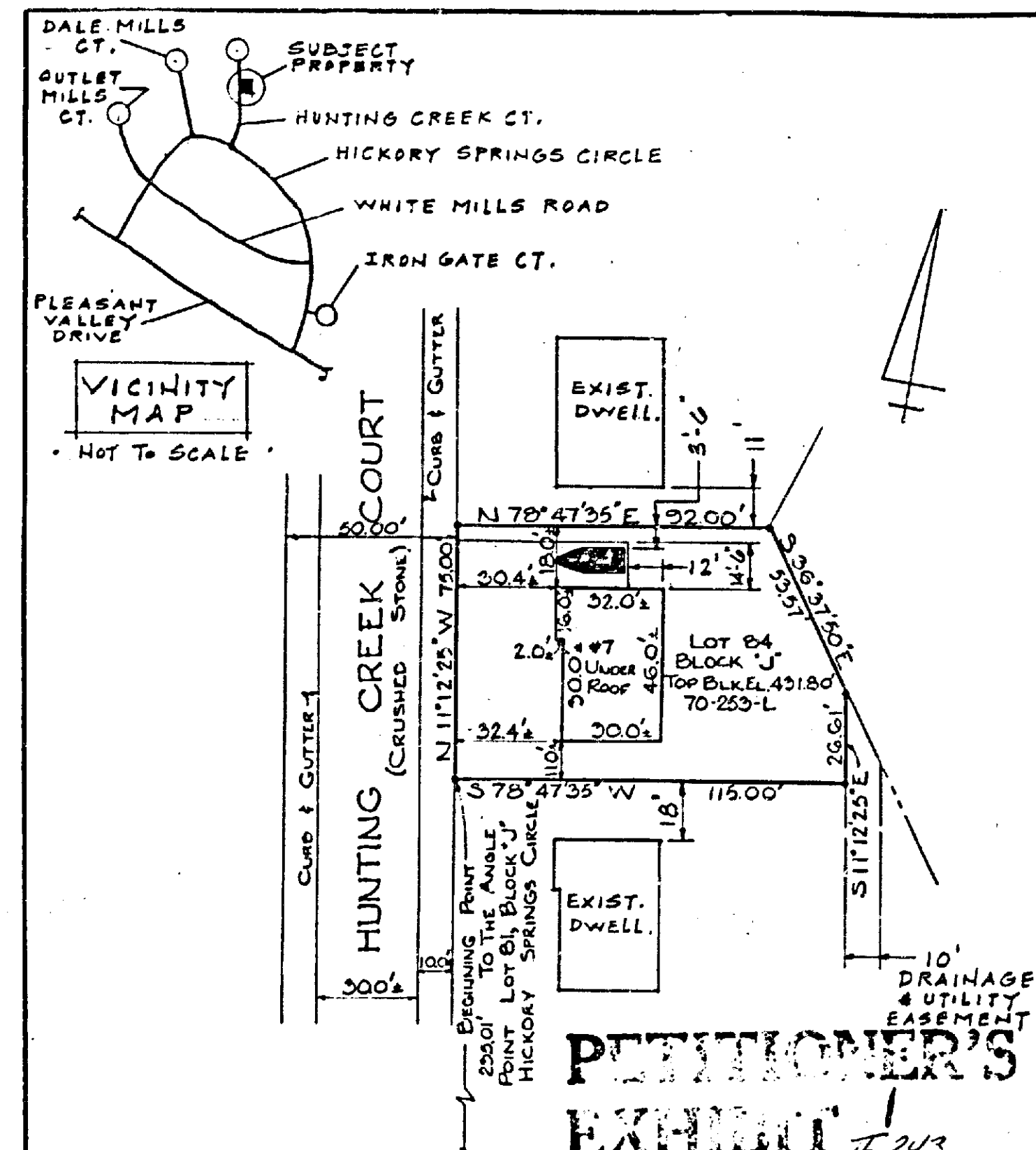
TO: Nicholas Commodari, Zoning Department Date: March 14, 1985

FROM: C. E. Burnham, Chief, Building Plans Review C.E.B.

SUBJECT: Zoning Advisory Committee Meeting
Scheduled 2/26/85

Item #238	Standard Comment
Item #239	See Comments
Item #240	Standard Comment
Item #241	Standard Comment
Item #242	Standard Comment
Item #243	No Comment
Item #244	Standard Comment
Item #245	See Comments
Item #246	Standard Comments
Item #247	See Comments
Item #248	See Comments

CEB/vw



PLAT FOR ZONING VARIANCE
OWNER - MELVIN E. JR. & ELIZABETH B. ROLOFF
DISTRICT - NO. 1, ZONED D.R. 3.5
SUBDIVISION - WOODBRIDGE VALLEY
LOT 84, BLOCK J, BOOK NO. 34, FOLIO 100

SCALE: 1" = 40'

