

PETITION FOR ZONING VARIANCE

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 1802.3.1.P. (211.2.211.4) to permit a front yard setback of 15 ft. to the property line and 40 ft. to the centerline of the street in lieu of the required 25 ft and 50 ft. respectively, also a rear yard setback of 14 ft. in lieu of the required 30 ft.

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

- Request Zoning Variance to permit construction of proposed 25' x 28' addition to existing dwelling.
- The North corner of the proposed addition will extend 10' into the 50' setback from the centerline of Dundawan Road.
- The proposed addition (a semi-detached 2-Car Garage) would provide additional storage area, security and protection from the elements for the owners' automobiles, boat, and other valuable, personal property.

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) William C. Ritson

Signature: [Signature]

Address: Linda B. Ritson

City and State: [Signature]

Attorney for Petitioner: 9611 Dundawan Road, Baltimore, MD 21236

(Type or Print Name) Address 529-0245 Phone No.

Signature: [Signature]

Address: Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State: William C. Ritson

Name

Attorney's Telephone No.: 9611 Dundawan Road, Baltimore 529-0245

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of March, 1986, 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 21st day of April, 1986, at 11:00 o'clock

[Signature]
Zoning Commissioner of Baltimore County.

(over)

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

ARNOLD JABLON
ZONING COMMISSIONER

April 16, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. William C. Ritson
Mrs. Linda B. Ritson
9611 Dundawan Road
Baltimore, Maryland 21236

RE: PETITION FOR ZONING VARIANCES
SE/Cor. Dundawan Rd. and Westcott Way
(9611 Dundawan Rd.)
11th Election District
William C. Ritson, et ux - Petitioners
Case No. 86-423-A

Dear Mr. and Mrs. Ritson:

This is to advise you that \$62.60 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

DATE 4-21-86 ACCOUNT R-01-65000

AMOUNT \$ 62.60

RECEIVED FROM Wm. Ritson, et ux

FOR Advertising & Posting 86-423-A

8 8154*****62704 22168

VALIDATION OR SIGNATURE OF CASHIER

PROPERTY DESCRIPTION

Beginning on the South East cor. of Dundawan Road and Westcott Way. Being Lot 22, Block I, in the Subdivision of Perry Hall Estates. Book No. 27, Folio 67. Also known as 9611 Dundawan Road in the 11th Election District, Baltimore County, Maryland. Containing 10,450 Sq. Ft.

PETITION FOR ZONING VARIANCES

11th Election District

LOCATION: Southeast Corner Dundawan Road and Westcott Way (9611 Dundawan Road)

DATE AND TIME: Monday, April 21, 1986, at 11:00 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 Zoning Variance to permit a front yard setback of 15 feet to the property line and 40 feet to the centerline of the street in lieu of the required 25 feet and 50 feet respectively and a rear yard setback of 14 feet in lieu of the required 30 feet

Being the property of William C. Ritson, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

The Times

Middle River, Md., April 3, 1986

This is to certify, That the annexed

Petition, [Signature] # 87668

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 3rd day of

April, 1986

Jan. [Signature] Publisher.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 11th Date of Posting 4/1/86

Posted for Variance

Petitioner: William C. Ritson, et ux

Location of property: 9611 Dundawan Rd. & Westcott Way

Location of Signs: [Signature] Dundawan Rd. & Westcott Way

Remarks: [Signature] [Signature]

Posted by [Signature] Date of return: 4/1/86

Number of Signs: 1

Mr. William C. Ritson
Mrs. Linda B. Ritson
9611 Dundawan Road
Baltimore, Maryland 21236

March 21, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
SE/Cor. Dundawan Rd. and Westcott Way (9611 Dundawan Rd.)
11th Election District
William C. Ritson, et ux - Petitioners
Case No. 86-423-A

TIME: 11:00 a.m.

DATE: Monday, April 21, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

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

DATE 4/1/86 ACCOUNT 01-615

AMOUNT \$ 35.00

RECEIVED FROM [Signature]

FOR [Signature] [Signature]

8 8154*****62704 22168

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3, 1986

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 3, 1986

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

24.75

86-423-A

Case No. 86-423-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 18th day of March, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner William C. Ritson, et ux
Petitioner's Attorney

Received by [Signature]
Chairman, Zoning Plans
Advisory Committee

APR 23 1986

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/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 22nd day of April, 1986, that the Petition for Zoning Variances to permit front yard setbacks of 15 feet to the property line and 40 feet to the centerline of the street in lieu of the required 25 feet and 50 feet, respectively, and a rear yard setback of 14 feet in lieu of the required 30 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

Ad/arl

cc: Mr. & Mrs. William C. Ritson

People's Counsel

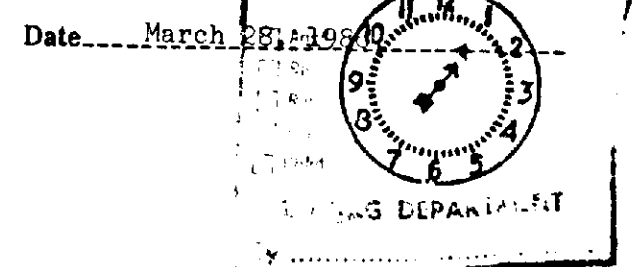
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner

FROM: Norman F. Gerber, Director
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-423-A



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

[Signature]
NORMAN F. GERBER, Director
Office of Planning and Zoning

NEG/JGH/dml

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 28, 1986

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

Mr. and Mrs. William C. Ritson
9611 Dundawan Road
Baltimore, Maryland 21236

RE: Item No. 297 - Case No. 86-423-A
Petitioners - William C. Ritson, et ux
Variance Petition

Dear Mr. and Mrs. Ritson:

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.

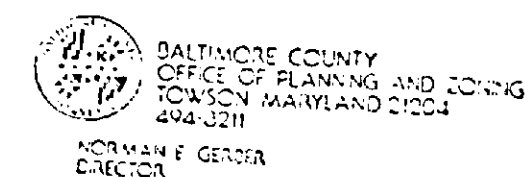
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing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

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures



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

March 29, 1986

Re: Zoning Advisory Meeting of FEBRUARY 25, 1986
Item # 297
Property Owner: WILLIAM C. RITSON, et ux
Location: SE CORNER DUNDAWAN RD. & WESTCOTT WAY

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 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.
- ☒ The parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and construction in or alteration of the floodplain is prohibited under the provisions of Section 22-29 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ On the Amended Development Plan was approved by the Planning Board.
- ☒ Landscaping must comply with Baltimore County Landscape Manual, Bill 175-79. 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 "T" level intersection as defined by Bill 175-79, and its conditions change are reevaluated annually by the Traffic Services Arms.
- ☒ Additional comments:

cc: James Howell

James Howell
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

March 14, 1986

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

Item No. -2AC- Meeting of February 25, 1986
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 289, 290, 291, 292, 294, 295, 296(297) 298, 299, 300, and 301.

[Signature]
Michael S. Flannigan
Traffic Engineer Associate II

MSF/bld

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

PAUL H. REINCKE
CHIEF

February 21, 1986

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: William C. Ritson

Location: SE cor. Dundawan Road and Westcott Way

Item No.: 297 Zoning Agenda: Meeting of 2-25-86

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 operation.
- (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: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

February 28, 1986

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

Dear Mr. Jablon:

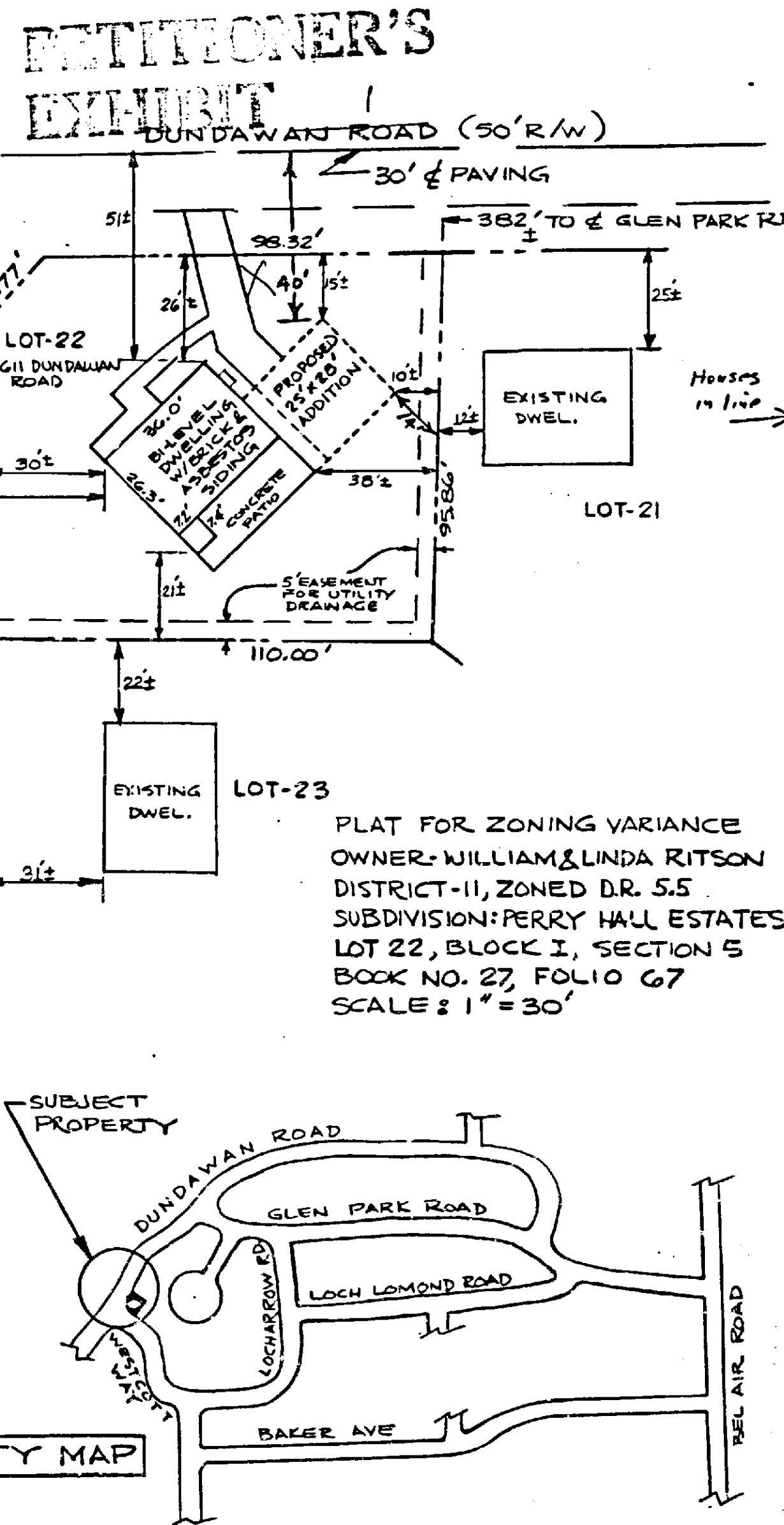
Comments on Item # 297 Zoning Advisory Committee Meeting are as follows:
Property Owner: William C. Ritson, et ux
Location: SE/Corner Dundawan Road and Westcott Way
District: 12th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as amended by Council Bill 817-85, the Maryland Code for the Handicapped and Aged (A.A.H.C. #817-81 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file a permit application. Reproduced seals are not acceptable.
- ☒ All Use Groups except: 1. Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. 2. Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1207, Section 4006.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible heights/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. (See/and Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____ See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Tidal/Riverline. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill 817-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- ☒ Comments:
- ☒ These abbreviated 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 review of any permit. If desired the applicant may obtain additional information by visiting Room 172 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: *[Signature]*
Building Plans Review

4/22/86



PLAT FOR ZONING VARIANCE
OWNER: WILLIAM & LINDA RITSON
DISTRICT-11, ZONED DR. S.5
SUBDIVISION: PERRY HALL ESTATES
LOT 22, BLOCK I, SECTION 5
BOOK NO. 27, FOLIO 67
SCALE: 1" = 30'

86-423-A 297

APR 23 1986