

Mr. Donald Ralph Ricketts, Jr.
Mrs. Linda Ann Ricketts
2502 Oak Manor Road
Baltimore, Maryland 21219

July 1, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Oak Manor Rd., 105' N of c/l of Beekay
Rd. (2502 Oak Manor Rd.)
15th Election District - 7th Councilmanic District
Donald Ralph Ricketts, Jr., et ux - Petitioners
Case No. 88-73-A

TIME: 9:30 a.m.

DATE: Tuesday, August 4, 1987

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

[Signature]
Zoning Commissioner
of Baltimore County

AJmed

PETITION FOR ZONING VARIANCE

15th Election District - 7th Councilmanic District

Case No. 88-73-A

LOCATION: West Side of Oak Manor Road, 105 feet North of Centerline
of Beekay Road (2502 Oak Manor Road)

DATE AND TIME: Tuesday, August 4, 1987, 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 Zoning Variance to permit a side yard setback of one foot
in lieu of the minimum required eight feet and a sum of both side yards of
eleven feet in lieu of the required twenty feet

et ux

Being the property of Donald Ralph Ricketts, Jr., 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning

Date: July 23, 1987

ZONING OFFICE

SUBJECT: Zoning Petition No. 88-73-A

Please consider the Chesapeake Bay Critical Area Findings
(see memo from Gerber to Jablon dated 7/21/87) to represent the position
of this office.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:sib

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 20, 1987

Mr. & Mrs. Donald R. Ricketts, Jr.
2502 Oak Manor Road
Baltimore, Maryland 21219

RE: Item No. 512 - Case No. 88-73-A
Petitioner: Donald Ricketts, Jr., et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Ricketts:

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 recom-
mendations 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:bjjs

Enclosures

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Chesapeake Bay Critical Area Findings- Donald R. Ricketts, Jr. et ux
(88-73-A, Item 512)

Date: July 21, 1987

In accordance with Section 8-1813 of the Chesapeake Bay Critical
Law and the July 8, 1985 Opinion from the County attorney, it is hereby
my "findings" that the proposed development will comply with the terms
of Section 8-1813(a) for minimizing adverse impacts on water quality and
protecting identified habitats, provided that the zoning petition is condi-
tioned on compliance with the following requirements:

- One (1) major deciduous tree, or two (2) conifers, or two (2)
minor deciduous trees are planted and maintained on the lot.
A combination of these three tree types is acceptable provided
that 1,000 square feet of tree cover is provided. A large deci-
duous tree estimated to cover 1,000 square feet and a minor deci-
duous or conifer 500 square feet. Any existing trees that are
to remain can be credited toward meeting these requirements.
- Storm water runoff from impervious surfaces associated with
this petition should be directed over previous areas such as
lawn to encourage maximum infiltration.

[Signature]
Norman E. Gerber, AICP, Director
Office of Planning and Zoning

NEG/PJS/jew

cc: Tim Dugan
David Fields
Jim Hoswell
Tom Vidmar
People's Counsel
Robert W. Sheesley
Janice P. Outen

RECEIVED
JUL 24 1987

ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2596
494-4500

Paul H. Reincke
Chief

June 18, 1987

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

Re: Property Owner: Donald R. Ricketts, Jr., et ux (Critical Area) Dennis F. Rasmussen
County Executive

Location: W/S Oak Manor Rd., 105' N. c/l of Beekay Road

Item No.: 512 Zoning Agenda: Meeting of 6/16/87

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 accor-
dance 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 Pro-
tection 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]*
Fire Prevention Bureau
Special Inspection Division

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 16, 1987

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
July 16, 1987.

THE JEFFERSONIAN,

[Signature]

Publisher

CERTIFICATE OF PUBLICATION

OFFICE OF

Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222

July 16, 1987

THIS IS TO CERTIFY, that the annexed advertisement of
Arnold Jablon in the matter of Zoning Hrgs. - Case
88-73-A - P.O. #89837 - Req. #Mo3382 - 84 lines @
\$33.60

was inserted in **The Dundalk Eagle** a weekly news-
paper published in Baltimore County, Maryland, once a week
for one week before the
17th day of July 1987; that is to say,
the same was inserted in the issues of July 16, 1987

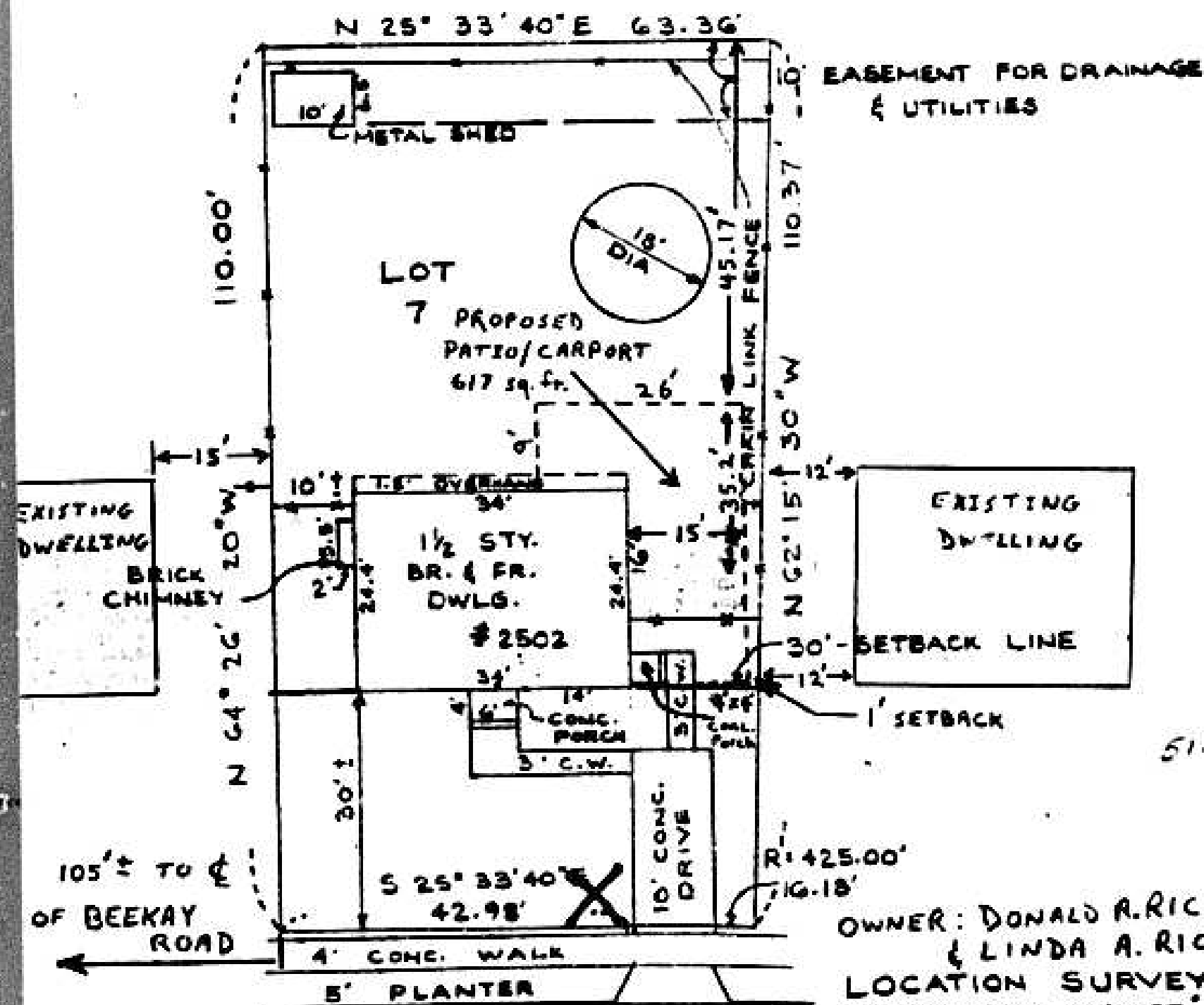
Kimbel Publication, Inc.
per Publisher.

By *[Signature]*



Vicinity Map
2502 Oak Manor Rd

Owner: Donald Ralph Ricketts Jr.



OAK MANOR ROAD.
30' PAV.
(50' R/W)

OWNER: DONALD A. RICKETTS JR
& LINDA A. RICKETTS
LOCATION SURVEY
#2502 OAK MANOR RD.
LOT 7 BLOCK 'A'
'LODGE FOREST MANOR'
27-148
15TH ELECT. DIST. BALTO. CO, MD.
SCALE: 1" = 20' JUNE 17, 1986
DEED REF: GG30 - G27
ZONED: DR 5.5
LOT AREA: 6,749.93 sq. ft.
.1549 ACRES

88-73-A