PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

AVAILABLE FOR HEARING

MON TUES. /WED. - NEXT TWO MONTHS

The undersigned, legal owner(s) of the property situate in Beltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 1B02.3 B. (211.3) to permit a side yard setback

of one foot in lieu of the minimum required 8 feet and a sum of both side yards of 11 feet in lieu of the required 20 feet

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

 To build an open patio/covered carport wide enough to allow easy access for standard size vehicles.

2. The prescribed six-foot setback on the side of the dwelling will not provide vehicle clearance around the existing concrete steps. 3. We are requesting permission to extend the carport fifteen feet from the side of the dwelling, allowing adequate clearance around

the steps. 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. Legal Owner(s): Contract Purchaser: Donald Ralph Ricketts, Jr. MA (Type or Print Name) Linda Ann Ricketts ------(Type or Print '!ame) City and State Attorney for Petitioner: 2502 Oak Manor Road 477-1428 E48945 ______ (Type or Print Name) Baltimore, MD 21219 tract purchaser or representative to be contacted Linda Ann Ricketts (work phone) 2502 Oak Manor Road 355-3600 ext 342 Attorney's Telephone No.: _____ ORDERED By The Zoning Commissioner of Baltimore County, this ____23rd_____ day

CENTRICATE OF POSTING

33-1

Donald Relph Rickatts, Ir. etus Lection of property W/S Oaks Money Rd , 105' N/ Beokay Pd

Date of return: 7/10/87

IN RE: PETITION FOR ZONING VARIANCE . W/S Oak Manor Road, 105' N of the c/l of Beekay Road (2502 Oak Manor Road)

15th Election District 7th Councilmanic District

DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 88-73-A

BEFORE THE

Donald R. Ricketts, Jr., et ux Petitioners

The Petitioners herein request a variance to permit a side yard setback of 1 foot in lieu of the minimum required 8 feet and a sum of both side yards of 11 feet in lieu of the required 20 feet.

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Testimony by one of the Petitioners indicated that they propose the construction of a patio/carport, accessed through an existing concrete drive. The proposed carport will protect an approximately 8' wide truck and will extend approximately 15' out from the existing dwelling. The existing concrete porch extends 4' out from the side of the house and, in addition, the support posts for the proposed carport will limit the amount of room for the truck to maneuver the drive to the carport section. The property slopes to the south and west. Two maple trees exist on the property. There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having ascertained that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; it is determined that the requested variances will not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

RE: PETITION FOR VARIANCE

et ux, Petitioners

final Order.

W/S Oak Manor Rd., 105' N of

C/L of Beekay Rd. (2502 Oak

DONALD RALPH RICKETTS, JR.,

Manor Rd.), 15th District

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore day of August, 1987 that a side yard setback of 1 foot in lieu of the minimum required 8 feet and a sum of both side yards of 11 feet in lieu of the required 20 feet, in accordance with the plan submitted, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject to the following restrictions:

- One (1, major deciduous tree, or two (2) conifers, or two (2) minor deciduous trees shall be planted and maintained on the lot. A combination of these three tree types will be acceptable provided that 1,000 sq.ft. of tree cover is provided.
- Storm water runoff from impervious surfaces associated with this petition should be directed over pervious areas such as lawn to encourage maximum infiltration.
- All water runois from the roof of the carport/patio shall be directed away from the adjacent property and contained on the subject site.

Debuty Zoning Commissioner of Baltimore County

Baltimore County Zoning Commissiones Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines Zoning Commissioner

August 7, 1987

Dennis F. Rasmusser

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

RE: Petition for Zoning Variance W/S Oak Manor Road, 105' N of c/l of Beekay Road Case No. 88-73-A

Dear Mr. & Mrs. Ricketts:

Pursuant to the recent hearing held on the subject case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted, subject to the restrictions noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

> Very truly yours, Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: Mr. Michael Northop Maryland State Department of Planning 301 W. Preston "treet Baltimore, Mary and 21201

People's Counsel

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 88-73-A

Phyllis Cole Friedman

Peter Max Zimmerman Deputy People's Counsel

494-2188

I HEREBY CERTIFY that on this 13th day of July, 1987, a copy

of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Donald R.

Ricketts, Jr., 2502 Oak Manor Rd., Baltimore, MD 21219, Petitioners.

Room 223, Court House

Towson, Maryland 21204

People's Counsel for Baltimore County

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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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

DEPUTY ZONING COMMISSIONER

ARNOLD JABION ZONING COMMISSIONER

July 29, 1987

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

TOWSON, MARYLAND 21204

RE: PETITION FOR ZONING VARIANCE W/S Oak Manor Rd., 105' N of c/1 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

Dear Mr. and Mrs. Ricketts:

This is to advise you that ____\$84.35 __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.

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

Sincerely. a Jalle

ZONING DESCRIPTION

Beginning on the west side of Oak Manor Road 50 feet wide, at the distance of 105 feet north of the centerline of Beekay Road. Being Lot 7, Block A, in the subdivision of Lodge Forest Manor, Book No. 27 Polio 148. Also known as 2502 Oak Manor Road in the 15th Election District.

	OF FINANCE - RELLANEOUS CAS	ALMOS CARRESTS		37833
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July 1, 1987

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

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE W/S Oak Manor Rd., 105' N of c/1 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

9:30 a.m. Tuesday, August 4, 1987 PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

June 18, 1987

Zoning Agenda: Meeting of 6/16/87

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

Pursuant to your request, the referenced property has been surveyed by this

to be corrected or incorporated into the final plans for the property.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

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

EXCEPTS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the

(X) 5. The buildings and structures existing or proposed on the site shall

Bureau and the comments below marked with an "X" are applicable and required

() 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

Fire Prevention Code prior to occupancy or beginning of operation.

comply with all applicable requirements of the National Fire Pro-

REVIEWER: Lat 1 1 6-5-67 Approved:

Fige Prevention Bureau

Special Inspection Division

tection Association Standard No. 101 "Life Safety Code," 1976 edition

Location: W/S Oak Manor Rd., 105' N. c/1 of Beekay Road

AJ:med

Baltimore County

Fire Department

Paul H. Reincke

Gentlemen:

Mr. Arnold Jablon

Zoning Commissioner

Towson, MD 21204

Office of Planning and Zoning

Item No.: 512

Baltimore County Office Building

of Public Works.

prior to occupancy.

() 6. Site plans are approved, as drawn.

494-4500

Towson, Maryland 21204-2586

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)

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 <u>Donald Ralph Ricketts, Jr.,/</u> 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 PECTOR

INTER-OFFICE CORRESPONDENCE

19ZONING OFFICE

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

SUBJECT Zoning Petition No. 88-73-A

TO . Zoning Commissioner

Arnold Jablon

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.

NEG: JGH: slb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 20, 1987

COUNTY OFFICE BLUG. 111 W. Chesapeake Ave. Towson, Maryland 21204 Mr. & Mrs. Donald R. Ricketts, Jr. 2502 Oak Manor Road

Chairman

MEMBERS

Bureau of

Bureau of

Industrial Development.

Engineering

Department of

Fire Prevention

Mealth Department

Project Planning

Building Department

Ioning Administration

Board of Education

Traffic Engineering

State Poads Commission

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

Dear Mr. & Mrs. Ricketts:

"altimore, Maryland 21219

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.

JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:bjs

Enclosures

'cc: File

BALTRORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date July 21, 1987 Arnold_Jablan_____

Zoning Commissioner FROM ... Norman E. Garber. ALCP, Director Office of Planning and Zoning

SURJECT_Chesapeake Bay_Critical_Srea Findings- Donald r. Ricketts, Jr. et ux (88-73-A, Item 512)

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 minim zing adverse impacts on water quality and protecting identified habitats, provided that the zoning petition is conditioned 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 deciduous tree estimated to cover 1,000 square feet and a minor deciduous 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.

Norman E. Gerber AICP, Direct Office of Planning and Zoning

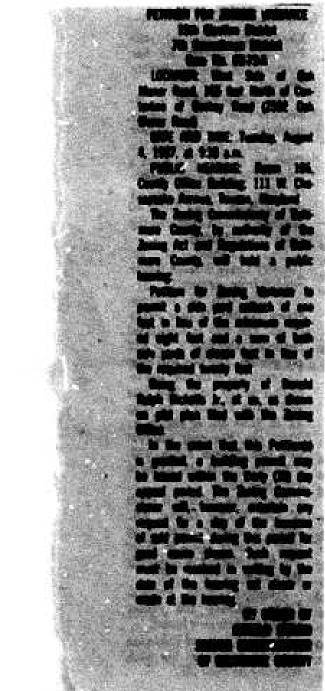
NEG/PJS/jaw

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



ZONING OFFICE

CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the anaexed advertisement was ablished in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on THE JEFFERSONIAN. Gusan Sender Obrect



CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

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

and the same of th

July 16,

THIS IS TO CERTIFY, that the annexed advertisement of rnold 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 newspaper published in Baltimore County, Maryland, once a week successive weeks, 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.

