

IN THE MATTER OF
THE APPLICATION OF
JESSE R. RYALS, ET UX
FOR VARIANCES ON PROPERTY LOCATED
ON THE SOUTHEAST CORNER OF ROCKRIDGE
ROAD AND RONIS ROAD
(7402 ROCKRIDGE ROAD)
3rd ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. 88-177-A

OPINION

This case comes before the Board as an appeal from the decision of the Zoning Commissioner which denied petitions for variance from the front yard setback of 25 feet, the side yard setback of 7 feet, and the rear yard setback of 20 feet.

The property at issue is located at 7402 Rockridge Road in the Williamsburg subdivision; a residential community near the Pikesville area of Baltimore County. The subdivision was originally approved by the Planning Board of Baltimore County prior to 1955; therefore, the setback requirements as stated heretofore are the applicable regulations.

It is first important to note that the case is before the Board on the issue of the proposed variances, and not a zoning violation case. That is particularly significant in view of the fact that the property has been improved and the variances requested are for the existing improvements. In essence, the Petitioner seeks not permission to construct, but forgiveness for improvements which he has already built. It is uncontradicted that the property originally existed with a one-story house as depicted on Petitioner's Exhibit #2. After obtaining the proper permit, the Petitioner added a garage in the rear of the lot. The variance need was created when the Petitioner constructed a structure connecting the house and garage, and further proposed enclosing the side yard patio and constructing an extension of same into the front yard.

Case No. 88-177-A
Jesse R. Ryals, et ux

The Board entertained lengthy and substantial testimony, both pro and con, regarding the proposed variance. The testimony received in this regard pertained as to the proposed improvements' consistency with the character of the neighborhood.

As is well settled, this Board is obligated to consider all variances under the purview of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.). That section provides that variances can be granted only when strict compliance with the zoning regulations would result in practical difficulty or unreasonable hardship. Further, the Board may consider a proposed variance only if its granting would be in strict harmony with the spirit and intent of the applicable regulations.

As a basis for its need for variances, the Petitioner offers the medical condition of his wife and, as a second basis, drainage problems on the property. As to the first issue, it was testified that the Petitioner's wife had a hip replacement some 11 years ago. She has had a second surgery on September 8, 1988 in which an ailment of her back was treated. Based upon these surgeries, and a second prospective hip surgery, the Petitioner claims that additional living space is needed and that the improvements be made to accommodate his wife's limitations as to the prohibition of the use of steps. Quite frankly, the Board finds this proposed justification incredible. It is clear that the house as it presently exists is but one floor only. In our view, the reason offered to justify the variance is but a smoke screen for the Petitioner's true intent; to wit, that he desires additional living space. This is particularly so as it is noted that the Petitioner originally filed his Petition for Variance in September 1987. At that time, Mrs. Ryals was 10 years post-surgery and there was no evidence before the Board that her back ailment which necessitated surgery in September of 1988 was present at that time. We must therefore

Case No. 88-177-A
Jesse R. Ryals, et ux

conclude that Mrs. Ryals' ailment does not constitute practical difficulty and unreasonable hardship as required by the regulations.

As to the second alleged basis to justify the need for the variance, the Board is not persuaded that there are not other remedies available to cure the Petitioner's water problem. In our view, his alleged seepage problem does not justify the construction built nor the variance requested.

Having found no practical difficulty or unreasonable hardship, the Board must deny the variances and will so order. However, in passing, the Board again notes that the case at issue is not a zoning violation; rather a Petition for Variance. Therefore, we will not address the existing structures and whether they need be moved or modified. In the event a violation is found, those questions must be addressed at that time.

ORDER

It is therefore this 5th day of October, 1988 by the County Board of Appeals of Baltimore County ORDERED that the requested variances from the front yard setback of 25 feet, from the side yard setback of 7 feet, and from the rear yard setback of 20 feet be and the same are hereby DENIED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence E. Schmidt, Acting Chairman

Harry E. Buchmeister, Jr.
Harry E. Buchmeister, Jr.

Lynn B. Moreland
Lynn B. Moreland



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 494-3180

October 5, 1988

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, MD 21204

RE: Case No. 88-177-A
Jesse R. Ryals, et ux

Dear Mr. DiNenna:

Enclosed is a copy of the final Opinion and Order issued this date by the County Board of Appeals in the subject case.

Sincerely,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Secretary

Encl.

cc: Mr. & Mrs. Jesse R. Ryals
Mr. & Mrs. Leon Conley
Ms. Hattie Jackson
Mr. Donald R. Polashuk
Mr. Gilbert Levy
Mr. George Rea
Mr. & Mrs. Arthur Weisman
Ms. Iris Hurwitz
Phyllis C. Friedman, Esquire
Jia Thompson
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Docket Clerk - Zoning
Arnold Jablon, County Attorney

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-177-A

District: 3rd
Date of Posting: 2-17-88
Posted for: Appeal
Petitioner: Jesse R. Ryals, et ux
Location of property: SE corner of Rockridge Road and Ronis Road
Location of Sign: SE corner of Rockridge Road and Ronis Road
Remarks: (Signed on August 7, 1988)
Posted by: A. J. Mather
Date of return: 2-19-88
Number of Signs: 1

RE: PETITION FOR ZONING VARIANCE : BEFORE THE COUNTY BOARD OF APPEALS
SE Corner Rockridge & Ronis Rds.
(7402 Rockridge Road), : OF BALTIMORE COUNTY
3rd Election District
2nd Councilmanic District :
JESSE R. RYALS, et ux, : Zoning Case No. 88-177-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
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 15th day of February, 1988, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, DiNenna, Mann & Breschi, 409 Washington Ave., Suite 600, Towson, MD 21204; Mr. and Mrs. Leon Conley, 7400-A Rockridge Rd., Baltimore, MD 21208; Ms. Hattie Jackson, 7407 Rockridge Rd., Baltimore, MD 21208; Mr. Donald R. Polashuk, 4123 Raleigh Rd., Baltimore, MD 21208; Mr. George Rea, 7004 Lancaster Rd., Baltimore, MD 21207; and Mr. Gilbert Levy, 4103 Ronis Rd., Baltimore, MD 21208.

Phyllis Cole Friedman
Phyllis Cole Friedman



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 494-3180

October 10, 1988

Mrs. Brenda Conley
7400-A Rockridge Road
Baltimore, MD 21208

RE: Case No. 88-177-A
Jesse R. Ryals, et ux

Dear Mrs. Conley:

Enclosed as requested is a copy of Maryland Rules B1 through B-13 which govern the appeal of a decision of the Board of Appeals to the Circuit Court.

This copy was made directly from Volume II Maryland Rules.

Sincerely,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Secretary

Encl.



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 494-3180

October 5, 1988

S. Eric DiNenna, Esquire
409 Washington Avenue, Suite 600
Towson, MD 21204

RE: Case No. 88-177-A
Jesse R. Ryals, et ux

Dear Mr. DiNenna:

Enclosed is a copy of the final Opinion and Order issued this date by the County Board of Appeals in the subject case.

Please disregard an earlier mailing this date which may have contained an Opinion related to another case. A similar letter and a copy of the appropriate Opinion/Order has been forwarded to all interested parties in both cases.

Thank you.

Sincerely,

Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Secretary

Encl.

cc: Mr. & Mrs. Jesse R. Ryals
Mr. & Mrs. Leon Conley
Ms. Hattie Jackson
Mr. Donald R. Polashuk
Mr. Gilbert Levy
Mr. George Rea
Mr. & Mrs. Arthur Weisman
Ms. Iris Hurwitz

7400A Rockridge Road
Baltimore, Maryland 21208
July 5, 1988

Ms. Kathleen Weidenhammer
Administrative Secretary
County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204

RE: CB-88-177A

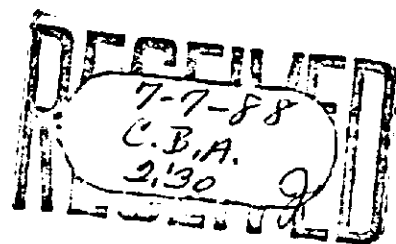
Dear Mrs. Weidenhammer:

I would like to request a postponement of the hearing set for Tuesday, August 9, 1988. My family has made plans to be on vacation that week. We have already secured reservations paid the required deposit.

Your cooperation would be greatly appreciated.

Sincerely,

Brenda J. Conley
Brenda J. Conley



DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
GERALDINE A. KLAUBER

SUITE 600
MERCANTILE TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820

May 27, 1988

County Board of Appeals
of Baltimore County
Room 200 Court House
Towson, Maryland 21204

RE: Case No.: CBA-88-177-A
Jesse R. Ryals, et ux.

Dear Mr. Chairman:

I am in receipt of your notification concerning the above-captioned matter setting the hearing for July 20, 1988 at 10:00 A.M.

This is to advise you that I am in Court on that date and time and would respectfully request a postponement.

It appears that I am available to try this matter on any Tuesday during the month of August.

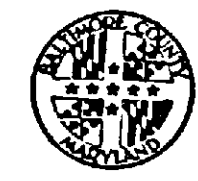
I would hope that we might be able to fit this hearing in on one of those dates and I respectfully request you advise me of your decision.

Very truly yours,

S. Eric Dinenna
S. ERIC DINENNA

SED:bk
cc: Mr. and Mrs. Jesse Ryals
Phyllis Cole Friedman

*Revised C.B.A.
5/31/88
9:30am
K*



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

May 16, 1988

NOTICE OF POSTPONEMENT AND REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CBA-88-177-A

JESSE R. RYALS, ET UX

SE/cor. Rockridge Road and Ronis Road
(7402 Rockridge Road)

3rd Election District

1/07/88 - Variances DENIED

which had been set for hearing on Thursday, June 30, 1988 has been POSTPONED at the request of Counsel for the Appellant/Petitioner and has been

REASSIGNED FOR: *PP 5/16/88*
WEDNESDAY, JULY 20, 1988 at 10:00 a.m.

cc: Jesse R. Ryals, et ux Appellants/Petitioners
S. Eric Dinenna, Esquire Counsel for Appellants/Petitioners

Mr. & Mrs. Leon Conley

Ms. Hattie Jackson

Mr. Donald R. Polashuk

Mr. Gilbert Levy

Mr. George Rea

Mr. & Mrs. Arthur Weisman

Ms. Iris Hurwitz

Phyllis Cole Friedman

P. David Fields

James G. Hoswell

J. Robert Haines

Ann M. Nastarowicz

James E. Dyer

Docket Clerk

Arnold Jablon, County Attorney

People's Counsel for Baltimore County

Kathleen C. Weidenhammer
Administrative Secretary



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

April 7, 1988

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 88-177-A

JESSE R. RYALS, ET UX

SE/cor. Rockridge Rd. and Ronis Rd.
(7402 Rockridge Rd.)

3rd Election District

1/7/88 - Variances DENIED

ASSIGNED FOR: THURSDAY, JUNE 30, 1988, at 10 a.m.

cc: Jesse R. Ryals, et ux

Petitioners

S. Eric Dinenna, Esq.

Counsel for Petitioner

Mr. & Mrs. Leon Conley

Ms. Hattie Jackson

Mr. Donald R. Polashuk

Mr. Gilbert Levy

Mr. Geo. Rea

Arthur & Lila Weisman

Iris Hurwitz

Phyllis C. Friedman

P. David Fields

James Hoswell

J. Robert Haines

Ann Nastarowicz

James Dyer

Docket Clerk

People's Counsel

Planning Office

" "

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June Holmen, Secretary

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
GERALDINE A. KLAUBER

May 4, 1988

County Board of Appeals
Room 200
Court House
Towson, Maryland 21204

RE: Case No.: 88-177-A
Jesse R. Ryals, et ux.

Mr. Chairman:

I am in receipt of notification for a hearing before your Board concerning the above-captioned matter set for Thursday, June 30, 1988, at 10:00 A.M.

Unfortunately, I am sitting as a Master in the Circuit Court for Baltimore County on that date and time and must respectfully request the date be changed.

I would prefer to possibly move it forward but if not possible, the matter for several weeks.

Would you be so kind as to have your office contact me to set this date so there might not be any other conflict with the Master's hearings.

Very truly yours,

S. Eric Dinenna
S. ERIC DINENNA

SED:bk
cc: Mr. and Mrs. Jesse Ryals
Phyllis Cole Friedman, Esquire

RECEIVED
COUNTY BOARD OF APPEALS
MAY -6 A 11:05

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DINENNA, P.A.
JAMES L. MANN, JR., P.A.
GEORGE A. BRESCHI, P.A.
GERALDINE A. KLAUBER

April 12, 1988

County Board of Appeals
of Baltimore County
Room 200 - Court House
Towson, Maryland 21204

RE: Case No. 88-177-A
Jesse R. Ryals, Et Ux

Dear Mr. Chairman:

I am in receipt of notification of the hearing date concerning the above captioned matter for June 30, 1988 at 10:00 a.m.

This is to advise you that I will be sitting as a Master in the Circuit Court for Baltimore County on that date and time and respectfully request that this matter be reassigned a new date.

Would you be so kind as to have your secretary contact me so a new date may be set that will not engage any conflicts.

Very truly yours,

S. Eric Dinenna
S. ERIC DINENNA

SED:je
cc: Mr. and Mrs. Jesse Ryals
Phyllis C. Friedman
People's Counsel

RECEIVED
COUNTY BOARD OF APPEALS
APR 18 A 10:53

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SE/cor. Rockridge Road and * ZONING COMMISSIONER
Ronis Road * OF BALTIMORE COUNTY
(7402 Rockridge Road) *
3rd Election District * Case No. 88-177-A
2nd Councilmanic District *
Jesse R. Ryals, et ux *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a front yard setback of 21 feet in lieu of the required 25 feet for a proposed addition, and a side and rear yard setback of 3 feet each in lieu of the required 7 feet and 20 feet respectively for an existing covered patio and attached garage, as more particularly described on Petitioner's Exhibit 1.

The Petitioners appeared and testified on their own behalf. In addition, Nick Coggiano, Ann Strideland and Madeline Rosenthal appeared and testified in support of the Petition. The following persons appeared and testified as Protestants: Leon and Brenda Conley, Hattie Jackson, Donald Polashuk, Gilbert Perry and George Rea.

Testimony indicated that the subject property is zoned D.R. 5.5, is located on Rockridge Road at the intersection of Ronis Road, and is improved with a single-family dwelling unit and attached garage. At present, the dwelling is improved with enclosed patios on both the rear and south sides of the property. The Petitioners propose constructing another addition, approximately 12' x 18', on the front and side of the home. In addition to the variance request from setback requirements, the Petitioners wish to legitimize the enclosed portions of the existing patios on the south and rear sides of the property.

Numerous complaints have been filed against the owners of the subject property. A few of these complaints have resulted in violations, some of which are the underlying subjects of the variances proposed. The testimony of the

ORDER RECEIVED FOR FILING
1988
By *Eric Dinenna*

ORDER RECEIVED FOR FILING
1988
By *Eric Dinenna*

case has simply demonstrated that he desires to continue constructing additions to his home, additions which invade several of the required side and front yard setback requirements, and that these desired additions are to prevent water from running onto his property or into the basement of his home. The Petitioner has presented no evidence that would demonstrate that strict compliance with Section 307 of the BCZR would unreasonably prevent him from using the property as a residential unit.

When reviewing a Petitioner's case for a zoning variance, it is important to keep in mind that "the standard for granting a zoning variance is whether strict compliance with the regulations would result in a practical difficulty or unreasonable hardship." Furthermore, whether the variance should be granted if the it is in strict harmony with the spirit and intent of the BCZR and, of course, only if the granted variance will not result in substantial detriment to the public health, safety and general welfare.

Testimony of the Protestants clearly established that there would be substantial injury to all neighboring properties from the continued expansion of the subject property. There is substantial and convincing evidence in the record to indicate that the Petitioners have disregarded the needs and requirements of the community as a whole, and their specific neighbors in particular, by the continued expansion of the subject dwelling and accessory buildings.

It is clear from the testimony and evidence presented that if the requested variances were granted, such uses as proposed would clearly be contrary to the spirit and intent of the BCZR and would result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that the Petitioner would suffer no practical difficulty or unreasonable hardship if strict compliance with the zoning regulations of Baltimore County were required. The fact of the matter is that the Petitioner has continued to

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 3, 1987

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

Mr. Jesse Rufus Ryals
7402 Rockridge Road
Pikesville, Maryland 21208

RE: Item No. 5 - Case No. 88-177-A
Petitioner: Jesse R. Ryals, et ux
Petition for Zoning Variance

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. Ryals:

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 any 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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner
FROM: Mr. Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 88-152-A, 88-153-A, 88-154-A, 88-155-A, 88-156-A, 88-157-A, 88-158-A, 88-159-A, 88-160-A, 88-161-A, 88-162-A, 88-163-A, 88-164-A, 88-165-A, 88-166-A, 88-167-A, 88-168-A, 88-169-A, 88-170-A, 88-171-A, 88-172-A, 88-173-A, 88-174-A, 88-175-A, 88-176-A, 88-177-A, 88-178-A, 88-179-A, 88-180-A, 88-181-A, 88-182-A, 88-183-A, 88-184-A, 88-185-A, 88-186-A, and 88-187-A.

Date: October 22, 1987

There are no comprehensive planning factors requiring comment on the above numbered petitions.

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

NEG/JH/jat
cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
OCT 26 1987

ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

July 28, 1987

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

Dennis F. Rasmussen
County Executive

Re: Property Owner: Jesse R. Ryals, et ux

Location: SE/C Rockridge Rd. & Ronis Rd.

Item No.: 5 Zoning Agenda: Meeting of 7/14/87

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 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: *Carl Jacoby July 29-87* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3554

July 29, 1987

Dennis F. Rasmussen
County Executive

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

Dear Mr. Jablon:

The Bureau of Traffic Engineering has no comments for items 1, 3, 5, 6, 7, 9, 10, and 13.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct 22, 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 Oct 22, 1987

THE JEFFERSONIAN,

Susan Shuler Abbott

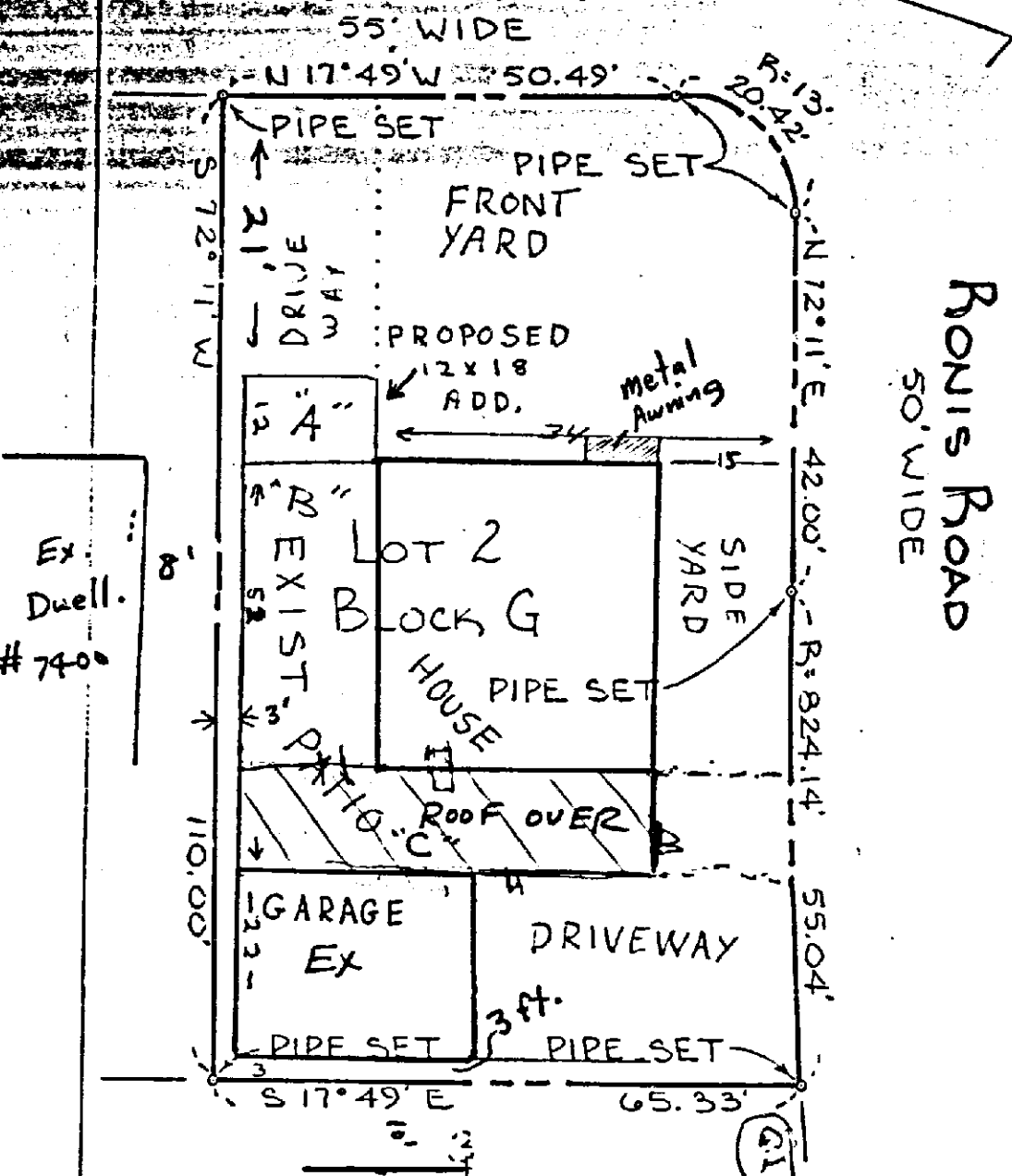
Publisher

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-177-A

District: 3rd
Posted for: Variance
Petitioner: Jesse R. Ryals, et ux
Location of property: SE/C Rockridge Rd. and Ronis Rd.
(7402 Rockridge Rd.)
Location of Signs: SE/C Rockridge Rd. and Ronis Rd.
Remarks: *See above*
Posted by: *See above*
Number of Signs: 1
Date of Posting: October 29, 1987
Date of return: October 30, 1987

ROCKRIDGE ROAD



OUTLINE SURVEY

7402 ROCKRIDGE ROAD
LOT 2 BLOCK G

SECTION 5 "WILLIAMSBURG"

GLB. 18 FOLIO 135

SCALE: 1"=20'

APRIL 13 1981



LEGAL NOTICE

PETITION FOR ZONING VARIANCE
3rd Election District
2nd Councilmanic District
Case No. 88-177-A

LOCATION: Southeast Corner of Rockridge Road
and Ronis Road (7402 Rockridge Road)

DATE AND TIME: Tuesday, November 10, 1987
at 9:00 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 21 feet in lieu of the required 25
feet for a proposed addition and a side yard and
a rear yard setback of 3 feet in lieu of the required
7 feet and 20 feet respectively for an existing
covered patio and attached garage

Being the property of Jesse R. Ryals, 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.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

REAL ESTATE

CERTIFICATE OF PUBLICATION

Pikesville, Md., Oct. 21, 1987

THIS IS TO CERTIFY, that the annexed advertisement
was published in the NORTHWEST STAR, a weekly
newspaper published in Pikesville, Baltimore
County, Maryland before the 22nd day of

October 19 87

the first publication appearing on the

21st day of October, 1987

the second publication appearing on the

 day of , 19

the third publication appearing on the

 day of , 19

THE NORTHWEST STAR

Jon Berle
Manager

Cost of Advertisement \$25.60