

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
 ZONING VARIANCE
 S/S Kilkea Court, 390 ft. +/- * ZONING COMMISSIONER
 from c/l Ebenezer Road
 7 Kilkea Court * OF BALTIMORE COUNTY
 11th Election District
 5th Councilmanic District * Case No. 98-209-A
 Rocco A. Rinaldi, Jr., et ux, Petitioners
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Rocco A. Rinaldi, Jr., and Janet M. Rinaldi, his wife, property owners, for that property known as 7 Kilkea Court in the Silvergate Village of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a rear yard property line setback of 15 ft., in lieu of the required 30 ft., for an addition. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship

DATE FILED
 12/3/97
 BY [Signature]

upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of December 1997 that the Petition for a Zoning Variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a rear yard property line setback of 15 ft., in lieu of the required 30 ft., for an addition, in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 31, 1997

Mr. and Mrs. Rocco A. Rinaldi, Jr.
7 Kilkea Court
Baltimore, Maryland 21236

RE: Petition for Administrative Variance
Case No. 98-209-A
Property: 7 Kilkea Court

Dear Mr. and Mrs. Rinaldi:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7 KILKEA COURT

which is presently zoned

DRS-5

This Petition shall be filed with the Dept. of Permits & Development Management

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(s) 1802.3.B; BCZR, TO PERMIT

A ~~REAR~~ REAR YARD PROPERTY LINE ~~OF~~ SETBACK OF 15ft.
IN LIEU OF THE REQUIRED 30ft. FOR AN ADDITION.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) ZONING REGULATION CANNOT BE MET BECAUSE OF THE SET BACK REQUIREMENT FROM THE REAR OF THE PROPERTY. TO PERMIT A 15' SETBACK TO REAR PROP. LINE.

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/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

ROCCO A. RINALDI JR.

(Type or Print Name)

Rocco A. Rinaldi Jr.

Signature

JANET MARIE RINALDI

(Type or Print Name)

Janet Marie Rinaldi

Signature

7 KILKEA COURT

Address

410-

256-8590

Phone No

BALTIMORE MD 21236

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: JCM

DATE: 12-14-97

ESTIMATED POSTING DATE: 12-14-97

Printed with Soybean Ink
on Recycled Paper

ITEM #: 209

48-209-A

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7 KILKEA COURT
address
BALTIMORE MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

OUR DAUGHTER, KRISTIE RINALDI, IS CONFINED TO A WHEEL CHAIR AND WILL BE LIVING WITH US INDEFINITELY. OUR HOUSE IS SMALL AND THE BATHROOM DOES NOT GIVE KRISTIE ACCESS. WE NEED A BATHROOM ADDED TO THE HOUSE AT KRISTIE'S BEDROOM. THIS NEW BATHROOM WILL ALLOW KRISTIE ACCESS TO A SINK, SHOWER AND TUB, AND A TOILET. RIGHT NOW WE USE A PORTABLE CHAIR FOR BATHROOM NEEDS, IN KRISTIE'S BEDROOM. THE BATHROOM SIZE IS THE MINIMUM TO GIVE KRISTIE THE ACCESS THAT SHE NEEDS.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Roc Rinaldi
(signature)
ROC RINALDI
(type or print name)



Janet Rinaldi
(signature)
JANET RINALDI
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of December, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Janet Rinaldi and Roc Rinaldi

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

12-2-97
date

Medford H. Scott
NOTARY PUBLIC

My Commission Expires:

10-1-98

A-POS-8A



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7 KILKEA COURT

which is presently zoned DRS-5

This Petition shall be filed with the Dept. of Permits & Development Management

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(s) LB02.3.B; BCZR, to permit A REAR YARD PROPERTY LINE SETBACK OF 15ft. IN LIEU OF THE REQUIRED 30ft. FOR AN ADDITION.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) ZONING REGULATION CANNOT BE MET BECAUSE OF THE SET BACK REQUIREMENT FROM THE REAR OF THE PROPERTY. TO PERMIT A 15' SET BACK TO REAR PROP. LINE

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/Lessee.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

ROCCO A. RINALDI JR.

(Type or Print Name)

Rocco A. Rinaldi Jr.

Signature

JANET MARIE RINALDI

(Type or Print Name)

Janet Marie Rinaldi

Signature

7 KILKEA COURT

Address

410-256-3590

Phone No

BALTIMORE MD 21236

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered, by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JCM

DATE: 12-2-97

ESTIMATED POSTING DATE: 12-14-97

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on Recycled Paper

ITEM #: 209

48-209-A

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That the Affiant(s) does/do presently reside at 7 KILKEA COURT
address
BALTIMORE MD 21236
City State Zip Code

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Roc Rinaldi
(signature)
ROC RINALDI
(type or print name)



Janet Rinaldi
(signature)
JANET RINALDI
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of December, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Janet Rinaldi and Roc Rinaldi

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

12-2-97
date

Bridget H. Scott
NOTARY PUBLIC

My Commission Expires:

10-1-98

A-903-84

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7 KILKEA COURT
address
BALTIMORE MD 21236
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

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AND WILL BE LIVING WITH US INDEFINITELY. OUR HOUSE IS SMALL
AND THE BATHROOM DOES NOT GIVE KRISTIE ACCESS. WE NEED
A BATHROOM ADDED TO THE HOUSE AT KRISTIE'S BEDROOM.
THIS NEW BATHROOM WILL ALLOW KRISTIE ACCESS TO A
SINK, SHOWER AND TUB, AND A TOILET. RIGHT NOW WE USE
A PORTABLE CHAIR FOR BATHROOM NEEDS, IN KRISTIE'S
BEDROOM. THE BATHROOM SIZE IS THE MINIMUM TO GIVE
KRISTIE THE ACCESS THAT SHE NEEDS.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Roc Rinaldi
(signature)
ROC RINALDI
(type or print name)



Janet Rinaldi
(signature)
JANET RINALDI
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of December, 19 97, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Janet Rinaldi and Roc Rinaldi

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

12-2-97
date

Mildred H. Scott
NOTARY PUBLIC

My Commission Expires.

10-1-98

A-POS-80



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7 KILKEA COURT

which is presently zoned DRS-5

This Petition shall be filed with the Dept. of Permits & Development Management

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(s) 1802.3.B; BC2R, to

PERMIT A REAR YARD ~~SETBACK~~ PROPERTY LINE SETBACK
OF 15ft. IN LIEU OF THE REQUIRED 30ft. FOR AN
ADDITION.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) ZONING REGULATION CANNOT BE MET BECAUSE OF
THE SET BACK REQUIREMENT FROM THE REAR OF THE
PROPERTY. TO PERMIT A 15' SETBACK TO REAR
PROP. LINE.

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

(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):

ROCCO A. RINALDI JR.

(Type or Print Name)

Rocco A. Rinaldi Jr.

Signature

JANET MARIE RINALDI

(Type or Print Name)

Janet Marie Rinaldi

Signature

7 KILKEA COURT

Address

410-

256-8590

Phone No

BALTIMORE

City

MD

State

21236

Zipcode

Name, Address and phone number of representative to be contacted

Same

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JCM

DATE: 12-2-97

ESTIMATED POSTING DATE: 12-14-97

Printed with Soybean Ink
on Recycled Paper

ITEM #: 209

98-209-A

ZONING DESCRIPTION FOR 7 KILKEA COURT.

BEGINNING AT A POINT ON THE ~~WEST~~ SOUTH SIDE OF KILKEA CT. WHICH IS 50 FEET WIDE AT THE DISTANCE OF 390 FEET NORTH OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET EBENEZER WHICH IS 50 FEET WIDE. BEING LOT # 13 BLOCK -- SECTION # 1 IN THE SUBDIVISION OF SILVERGATE VILLAGE AS RECORDED IN BALTIMORE COUNTY PLAT BOOK # OTG 33, FOLIO # 25 CONTAINING 0.173 ACRES. ALSO KNOWN AS 7 KILKEA COURT AND LOCATED IN THE 11TH ELECTION DISTRICT, C.D. 5

209

98-209-A

7. P. 002. 002

BALTIMORE COUNTY, MAF AND		No. 046944
OFFICE OF BUDGET & FINANCE		
MISCELLANEOUS RECEIPT		
DATE <u>12-2-97</u>	ACCOUNT <u>2001-6150</u>	
	AMOUNT \$ <u>50.00</u>	
RECEIVED FROM: <u>P. Rinaldi</u>	<u>7 Kilken. CX.</u>	
FOR: <u>Ad. Var. (010)</u>		
PAID RECEIPT		
PRINCESS ACTUAL THE		
12/02/1997 12/02/1997 12:04:07		
REF. W502 CASHIER JRIC JPR DRAMPT 2		
5 MISCELLANEOUS CASH RECEIPT		
Receipt # 024045		OPEN
CRND. 046944		
50.00 CHECK		
Baltimore County, Maryland		
CASHIER'S VALIDATION		
DISTRIBUTION		
WHITE - CASHIER	PINK - AGENCY	YELLOW - CUSTOMER

98-209-A

Jan

CERTIFICATE OF POSTING

RE: Case No.: 98-209-A
Petitioner/Developer:
(Rocco A. Rinaldi)
Date of Hearing/Closing:
(Dec. 29, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____

____ 7 Kilkea Court Baltimore, Maryland 21236 _____

The sign(s) were posted on _____ Dec. 12, 1997 _____
(Month, Day, Year)

Sincerely,


(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
(Telephone Number)

98-209-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 23, 1997

Mr. and Mrs. Rocco Rinaldi, Jr.
7 Kilkea Court
Baltimore, MD 21236

RE: Item No.: 209
Case No.: 98-209-A
Petitioner: Rocco Rinaldi, et ux

Dear Mr. and Mrs. Rinaldi:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 2, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 12-12-97
Item No. 209 JCM

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley. RBS/sp
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 15, 1997

DATE: 12/17/97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

208	218
209	219
210	
211	
213	
214	
215	

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: December 17, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petition (s):

Item Nos. 208, 209, 210, 212, 214, 215, 216, and 218

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by:

Jeffrey M. Long

Division Chief:

Gary L. Kern

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 22, 1997

FROM:  Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for December 22, 1997
Item Nos. 209, 210, 213, 214, 215,
216, 217, 218, and 220

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 10, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 98-209-A

7 Kilkea Court

S/S Kilkea Court, 390' +/- from centerline Ebenezer Road

11th Election District - 5th Councilmanic District

Legal Owner: Rocco A. Rinaldi, Jr. & Janet Marie Rinaldi

Post by Date: December 14, 1997

Closing Date: December 29, 1997

Contact made with this office regarding the status of this case should reference the case number and be directed to 410-887-3391. This notice serves as a refresher regarding the administrative process.

1. The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
2. The "Closing Date" noted above is the deadline for a neighbor to file a formal request for a public hearing.
3. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/she may: (a) grant the requested relief, (b) deny the requested relief, or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to a public hearing.
4. In cases that must go to a public hearing (whether due to a neighbor's formal request or by order the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time, and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "SJ" written below it.

Arnold Jablon
Director

c: Janet & Rocco Rinaldi, Jr.



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than *12-14-97

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 98-209-A

A VARIANCE TO PERMIT A REAR YARD
SETBACK OF 15ft. IN LIEU OF
THE REQUIRED 30ft. FOR AN
ADDITION.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

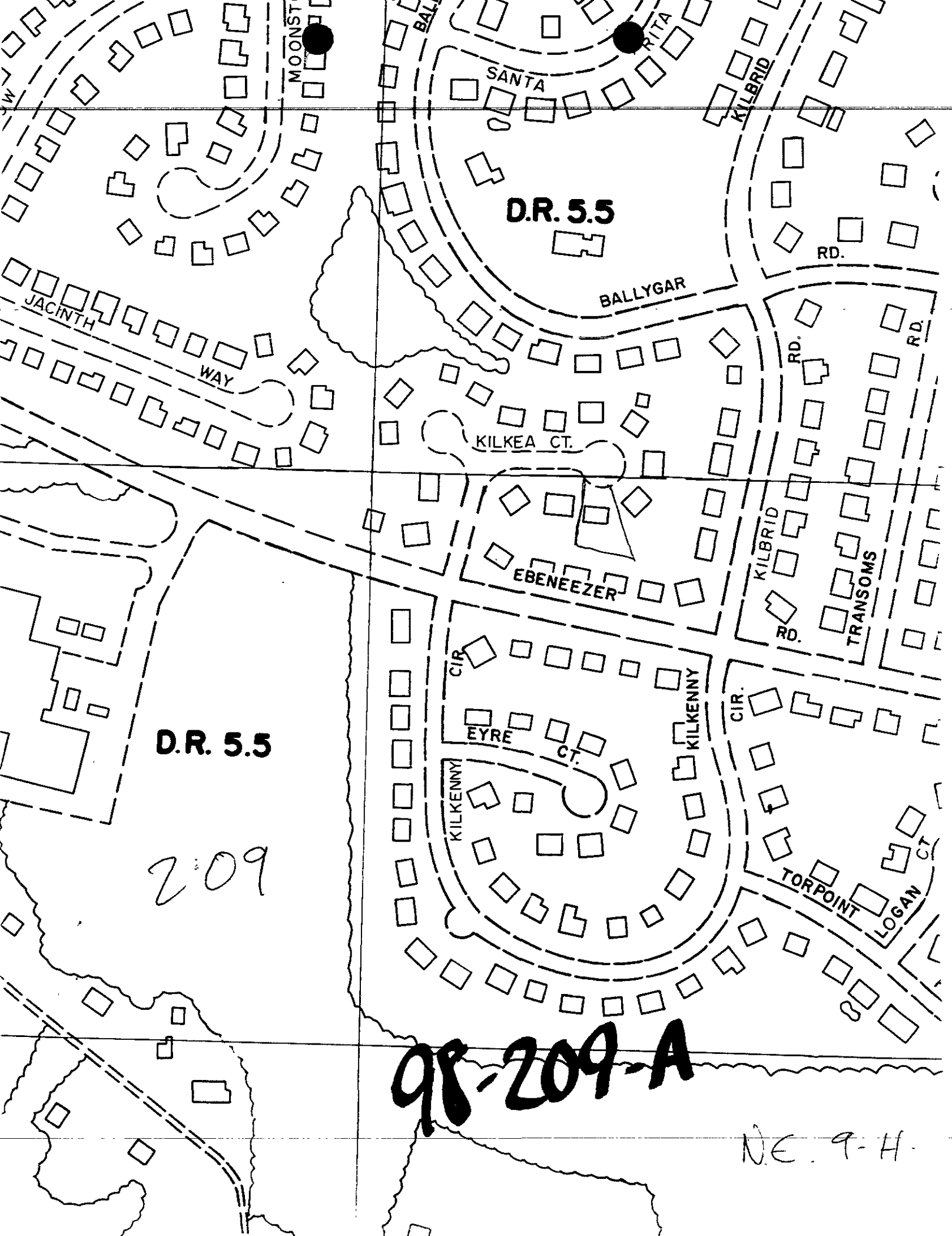
*

12-29-97

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



D.R. 5.5

D.R. 5.5

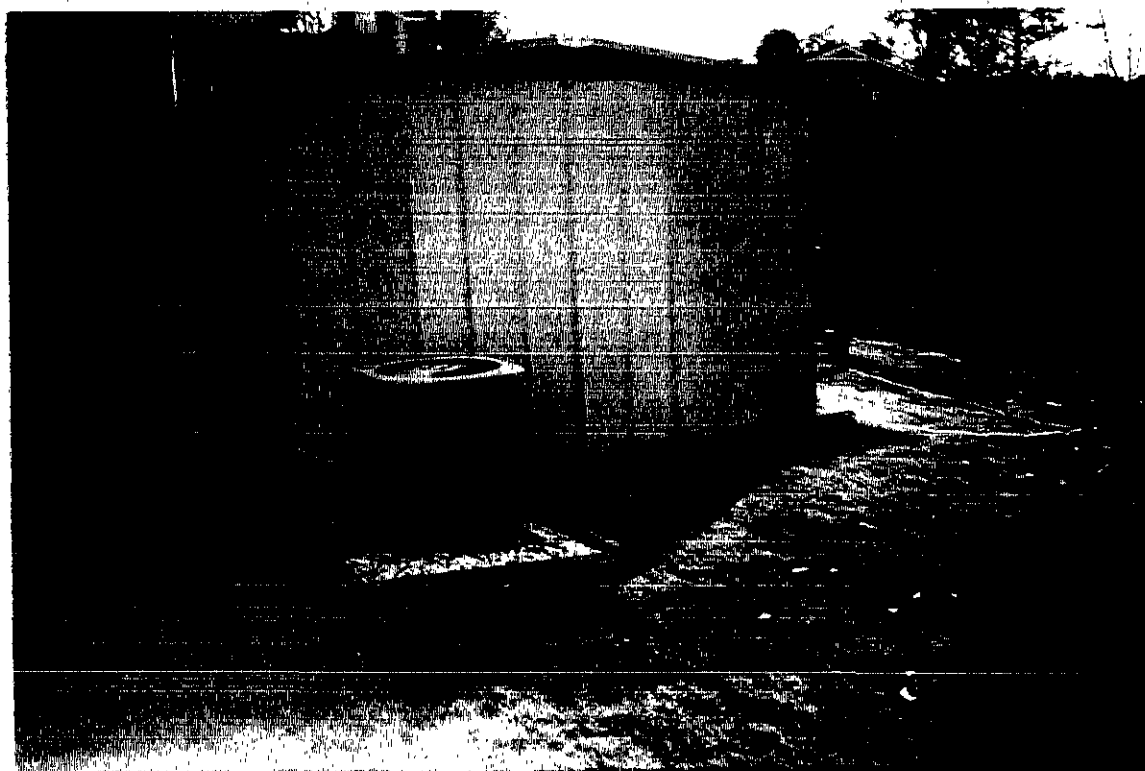
209

98-209-A

NE. 9-H.



98-209-A



98-209-A

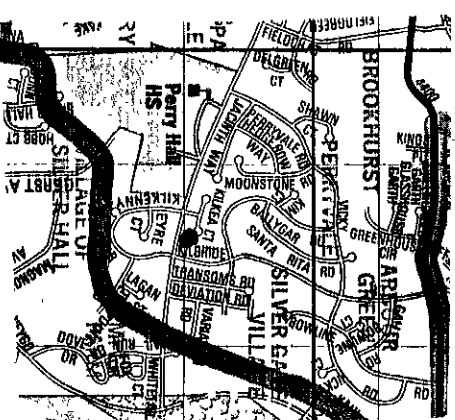
EBENEZER ROAD

#4706 (Lot 19)

#4704 (Lot 18)



209



3" H. R.R. TIE
RET. WALL

578°59'45"E-99.75'

10' UTILITY
EASEMENT

6" H. W.D. PRIV.
FENCE

#9 (Lot 12)

14' x 33'
14' GROUND
POOL

WD. OK. 23'

#7 (Lot 13)

15' F.

PROPOSED 15' F.
ADDITION

#5 (Lot 14)

28' 1/4"

32' 1/4"

CONC. RAMP

57.33'

33'

4' C.W.

4' GRASS

KILKEA COURT (50' R.W.)

25' BLDG. SETBACK LINE

HOUSE LOCATION PLAT FOR

#7 KILKEA COURT - K/A LOT 13 - SECTION ONE

"SILVERGATE VILLAGE" - DTG 33-FOLIO 25

ELECTION DISTRICT 11	BALTO. CO. MD.
SCALE: 1" = 30'	ENERGY & ENVIRONMENTAL CONSULTANTS,
DATE: 11/13/97	ZUC.
	BALDWIN, MD. 21013

COUNCILMAN D. 5
E.D. 11

1" = 200' SCALE MAP NE-106
ZONING DRJ.5

LOT SIZE .17 ACRES

SEWER PUBLIC YES
WATER PUBLIC YES
CHES. GAY CMT. NO

PURCHASER
88-110-A

A-905-89



98-209-A

EBENEZER ROAD

#4706 (LOT 19)

#4704 (LOT 18)

3 1/2" H. R.R. TIE
RET. WALL

G.H. WD. PRIV.
FENCE

#9 (LOT 12)

14' X 33'
IN GROUND
POOL

WD. OK. 23'

#7 (LOT 13)
15.F.

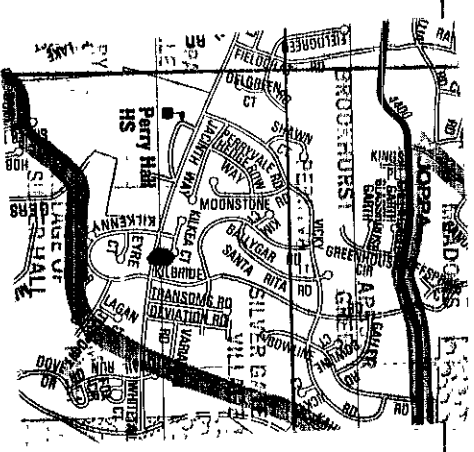
PROPOSED 15.F.
ADDITION

#5 (LOT 14)

10' UTILITY
EASEMENT



202



1" = 2000'

C.D. 5
E.D. 11

1" = 200' SCALE MAP NE 706
ZONING DR 5.5 NE 9H
LOT SIZE - 17 ACRES

SEVEN PUBLIC YES
WATER PUBLIC YES

25' BLDG. SETBACK LINE
CHES. BY EQUIT. NO

PAID ZONING

88-110-A

KILKEA COURT (50' R.W.)

HOUSE LOCATION PLAT FOR

#7 KILKEA COURT - K/A LOT 13 - SECTION ONE

"SILVERGATE VILLAGE" - OTG 33-FOLIO 25

ELECTION DISTRICT 11		BALTO. CO. MD.
SCALE: 1" = 30'	ENERGY & ENVIRONMENTAL CONSULTANTS,	
DATE: 11/13/97	BALDWIN, MD. 21013	

1-05-89

98-209-A