IN RE: PETITION FOR VARIANCE N/S Eunice Court, 250' S of the c/l Honeygo Ridge Court (11410 Eunice Court) 11th Election District 5th Council District Rocco Rinaldi, et ux Petitioners	*	BEFORE THE * ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 03-234-A *

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Rocco Rinaldi and his wife, Geraldine Rinaldi. The Petitioners seek relief from Section 427.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear fence which adjoins the front yard of another lot to have a height of 6 feet in lieu of the maximum allowed 42 inches. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Rocco Rinaldi, property owner. There were no Protestants or other interested persons present.

The subject property under consideration is a rectangular shaped parcel located on the northwest side of Eunice Court, just south of Honeygo Ridge Court and Philadelphia Road, in the Honeygo Ridge community in White Marsh. The property contains a gross area of 0.15 acres, more or less, zoned D.R.3.5, and is improved with a new single-family dwelling in which the Petitioners have resided since September 2002. The subject of the Petition relates to a 6-foot tall privacy fence that Mr. Rinaldi erected along the rear property line. Variance relief is requested to justify the height of the fence which exceeds the maximum 42-inch height allowed.

In this regard, testimony indicated that during a routine inspection in the area, an Inspector with the Code Enforcement Division of the Department of Permits and Development

ORDER RECEIVED FOR FILING
Date 1/31/13
By

Management cited the Petitioners with a zoning violation relative to the fence and advised them to file the instant Petition to legitimize same. Photographs of the property and surrounding neighborhood were submitted at the hearing and show that the neighborhood is an attractive community of single family dwellings. Photographs of the fence were also submitted which show that same is an attractive board-on-board fence. Mr. Rinaldi indicated that he constructed the fence to provide privacy for his family and security for his small children and their pets. He opined that the fence was an appropriate height to assure privacy.

Variance relief is necessary due to the unique configuration of the subject property and adjacent lot to the rear. As shown on a copy of the development plan for Honeygo Ridge, submitted into evidence as Petitioner's Exhibit 2, the adjacent property is accessed via a panhandle driveway that runs behind the rear of the subject property. Thus, the fence on the Rinaldi property is located across from the adjacent property's front yard. That property bears the address 5603 Honeygo Ridge Court and is owned by Ritchie Edge. It is also to be noted that the file contained a written statement of support for the request signed by Mr. Edge.

Based upon the testimony and evidence presented, I am persuaded to grant the variance relief. The unique configuration of the subject property and adjacent lot, which is served by a panhandle driveway, are persuasive factors. In my view, the relief requested is appropriate in this instance and the Petitioners have met the requirements of Section 307 of the B.C.Z.R. for variance relief to be granted. Moreover, no one appeared in opposition to the request and the most affected neighbor signed a statement in support of the variance. Thus, it appears that relief can be granted without detrimental impact to adjacent properties.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of January 2003 that the Petition for Variance seeking relief from Section 427.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear fence which adjoins the front yard of another lot to have a height of 6 feet in lieu of the maximum permitted 42 inches, in

accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building/fence 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 1/31/03
By

Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 31, 2003

Mr. & Mrs. Rocco Rinaldi
11410 Eunice Court
White Marsh, Maryland 21162

RE: PETITION FOR VARIANCE
N/S Eunice Court, 250' S of the c/l Honeygo Ridge Court
(11410 Eunice Court)
11th Election District – 5th Council District
Rocco Rinaldi, et ux - Petitioners
Case No. 03-234-A

Dear Mr. & Mrs. Rinaldi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Code Enforcement Division, DPDM
People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11410 EUNICE CT.

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and 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) 427.A - to allow a rear fence which adjoins the front yard of another lot to have a height of 6 feet in lieu of the maximum permitted 42 inches

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

SAFETY + SECURITY FOR TWO SMALL CHILDREN
SAFETY + CONTAINMENT OF PETS — DUE TO PROXIMITY OF RT. 7
PRIVACY ENHANCES ENJOYMENT OF PROPERTY

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

ROCCO RINALDI W-410-~~389~~-2356
Name - Type or Print

Rocco Rinaldi
Signature

GERALDINE RINALDI
Name - Type or Print

Geraldine Rinaldi
Signature

11410 EUNICE COURT 410-529-9267
Address — Telephone No.

WHITEMARSH MD 21162
City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By KDD **Date** 11-15-02

Case No. 03-234-A

11/13/02

REV. 9/15/98

Zoning Description For: 11410 Eunice Court, White Marsh, Maryland 21162

Beginning at a point on the north side of Eunice Court which is approximately 50 feet wide at a distance of approximately 250 feet south of the nearest improved intersecting street Honeygo Ridge Ct which is approximately 50 feet wide. Being Lot # 57, Block 1, Section # 1 in the subdivision of HoneyGo Ridge as recorded in Baltimore County Plat Book # 74, Folio # 132, containing 6628.34 square feet of acres. Also known as 11410 Eunice Court and located in the 11th Election District, 5th Councilmanic District.

Item # 234

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #03-234-A
11410 Eunice Court
N/west of Eunice Court 250 feet south of Honeygo Ridge Court
11 Election District
5th Councilmanic District
Legal Owner(s): Rocco and Geraldine Rinaldi
Variance: to permit a rear fence which adjoins the front yard of another lot to have a height of 6 feet in lieu of the maximum permitted 42 inches.
Hearing: Wednesday, January 15, 2003 at 10:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT/12/835 Dec. 31 C580646

CERTIFICATE OF PUBLICATION

1/2/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/31/, 2002.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 19206

DATE 11-15-02 ACCOUNT 001 006 6150

AMOUNT $ 50.00

RECEIVED FROM: Rocco Pinelli

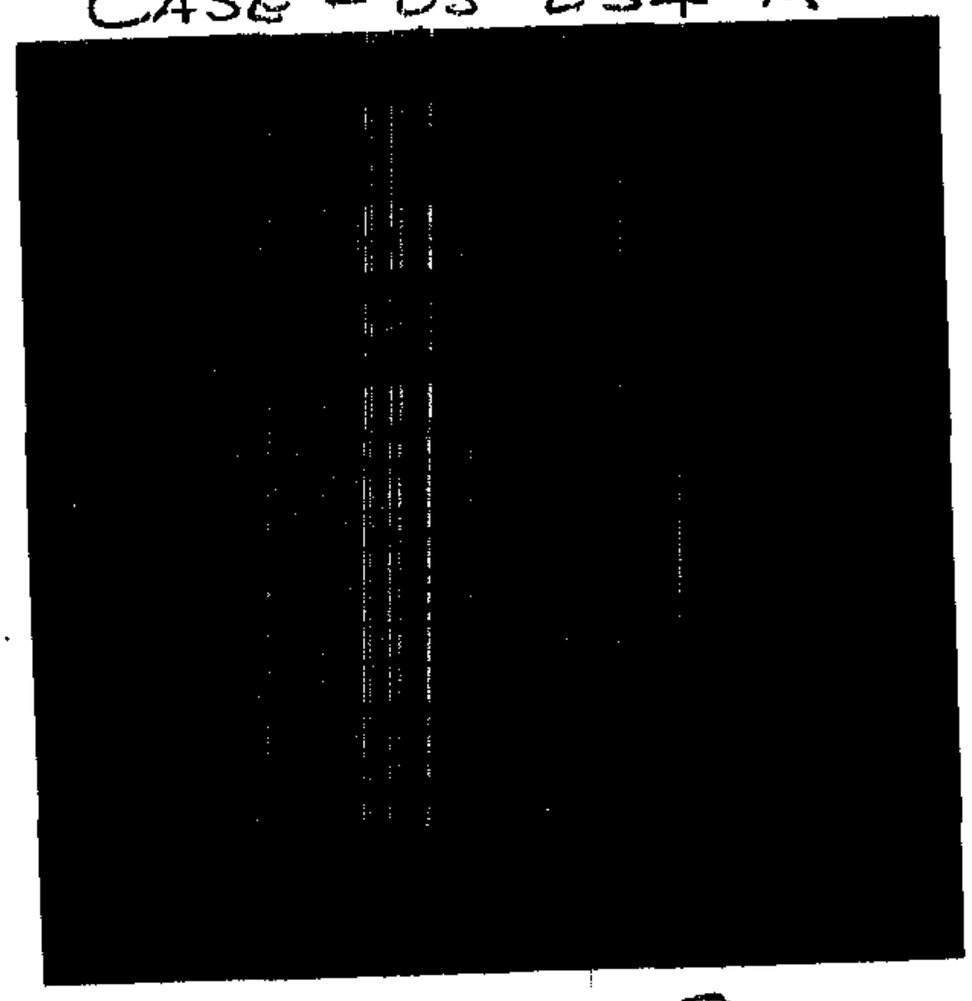
FOR: Zoning hearing - case #03-234-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME
11/15/2002 11/15/2002 09:51:54
REG WRD NOUL ZONING DRAWER 2
RECEIPT # 235518 11/15/2002 DFLN
DEPT 5 520 ZONING VERIFICATION
DK NO. 019206
Recpt Tot $50.00
50.00 CK .00 CA
Baltimore County, Maryland

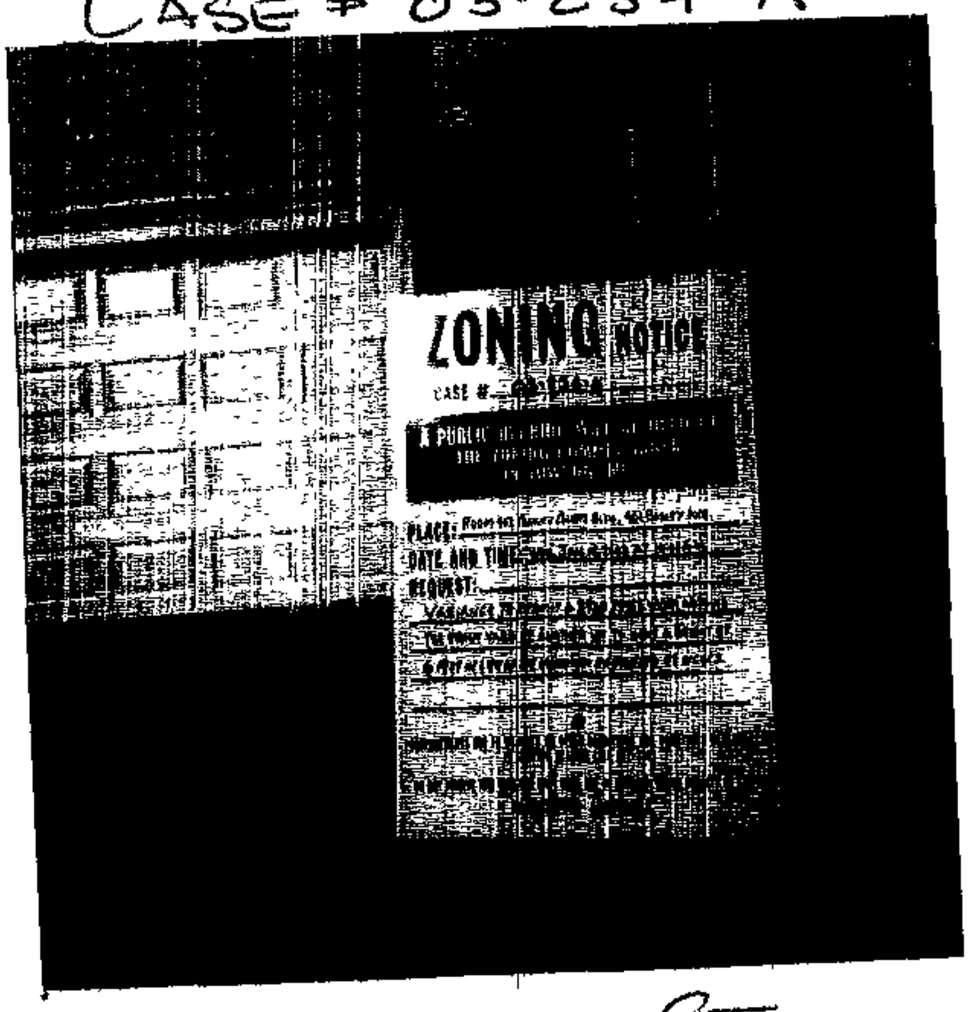
CASHIER'S VALIDATION

CASE # 03-234-A



11410 EUNICE CT.
POSTED 12/31/02
12/31/02

CASE # 03-234-A



11410 EUNICE CT.
POSTED 12/31/02
12/31/02

CERTIFICATE OF POSTING

LD
1/15

RE: Case No.: 03-234-A

Petitioner/Developer:

ROCCO & GERALDINE RINALDI

Date of Hearing/Closing: 1/15/03

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

Attention: MS. BECKY HARTT

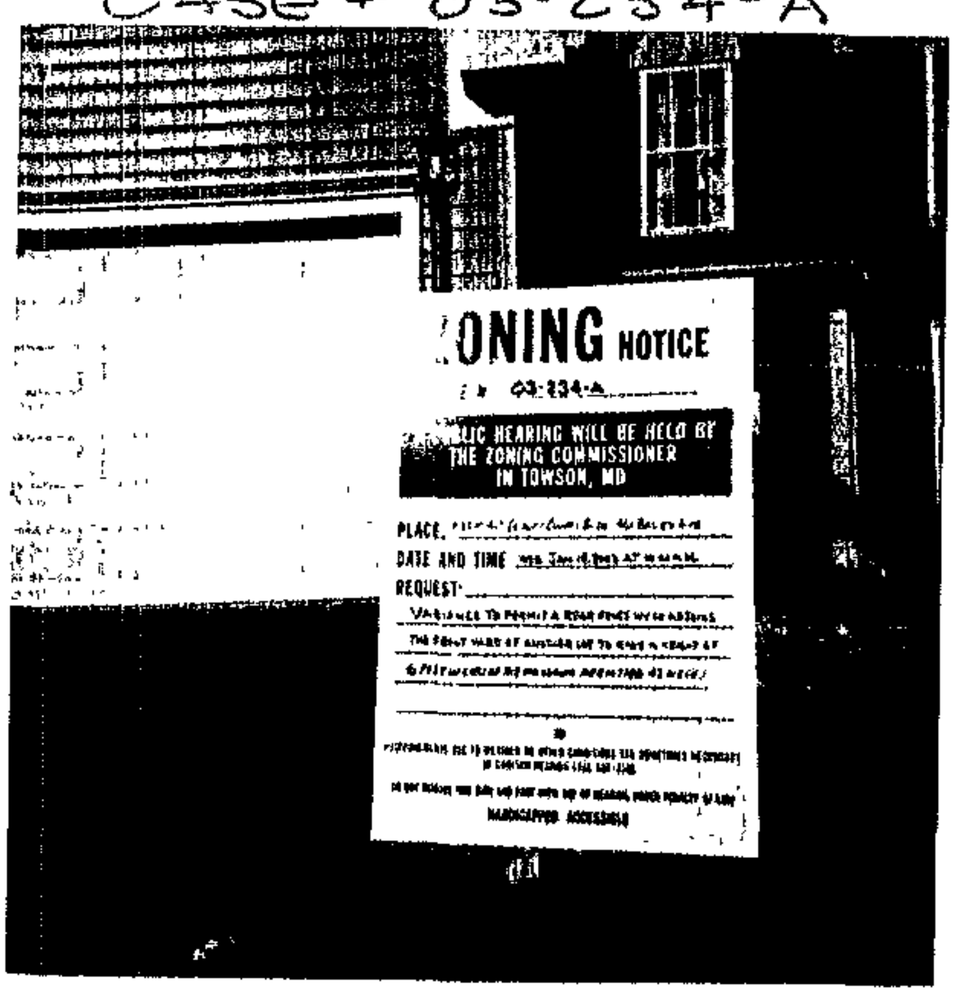
Ladies and Gentlemen:

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

11410 EUNICE CT

The sign(s) were posted on 12/31/02
(Month, Day, Year)

CASE # 03-234-A



11410 EUNICE CT
POSTED 12/31/02
12/31/02

Sincerely,

12/31/02
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 10, 2002

NOTICE OF ZONING HEARING
CORRECTION

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-234-A
11410 Eunice Court
N/west of Eunice Court 250 feet south of Honeygo Ridge Court
11th Election District – 5th Councilmanic District
Legal Owner: Rocco and Geraldine Rinaldi

Variance to permit a rear fence which adjoins the front yard of another lot to have a height of 6 feet in lieu of the maximum permitted 42 inches.

Hearings: Wednesday, January 15, 2003 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue

Arnold Jablon
Director

AJ:rlh

C: Rocco and Geraldine Rinaldi, 11410 Eunice Court, White Marsh 21162

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 31, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 10, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-234-A
11410 Eunice Court
N/west of Eunice Court 250 feet south of Honeygo Ridge Court
11th Election District – 5th Councilmanic District
Legal Owner: Rocco and Geraldine Rinaldi

Variance to permit a rear fence which adjoins the front yard of another lot to have a height of 6 feet in lieu of the maximum permitted 42 inches.

Hearings: Wednesday, January 15, 2003 at 10:00 a.m. in Room ~~106~~ 407, County ~~Office Building~~, ~~111 W. Chesapeake Avenue~~

Arnold Jablon
Director

AJ:rlh

C: Rocco and Geraldine Rinaldi, 11410 Eunice Court, White Marsh 21162

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 31, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, December 31, 2003 Issue - Jeffersonian

Please forward billing to:
Rocco Rinaldi 410-529-9267
11410 Eunice Court
White Marsh, MD 21162

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 03-234-A
11410 Eunice Court
N/west of Eunice Court 250 feet south of Honeygo Ridge Court
11th Election District – 5th Councilmanic District
Legal Owner: Rocco and Geraldine Rinaldi

Variance to permit a rear fence which adjoins the front yard of another lot to have a height of 6 feet in lieu of the maximum permitted 42 inches.

Hearings: Wednesday, January 15, 2003 at 10:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 03-234-A

Petitioner: ROCCO RINALDI

Address or Location: 11410 EVNICE COURT, WHITE MARSH 21162

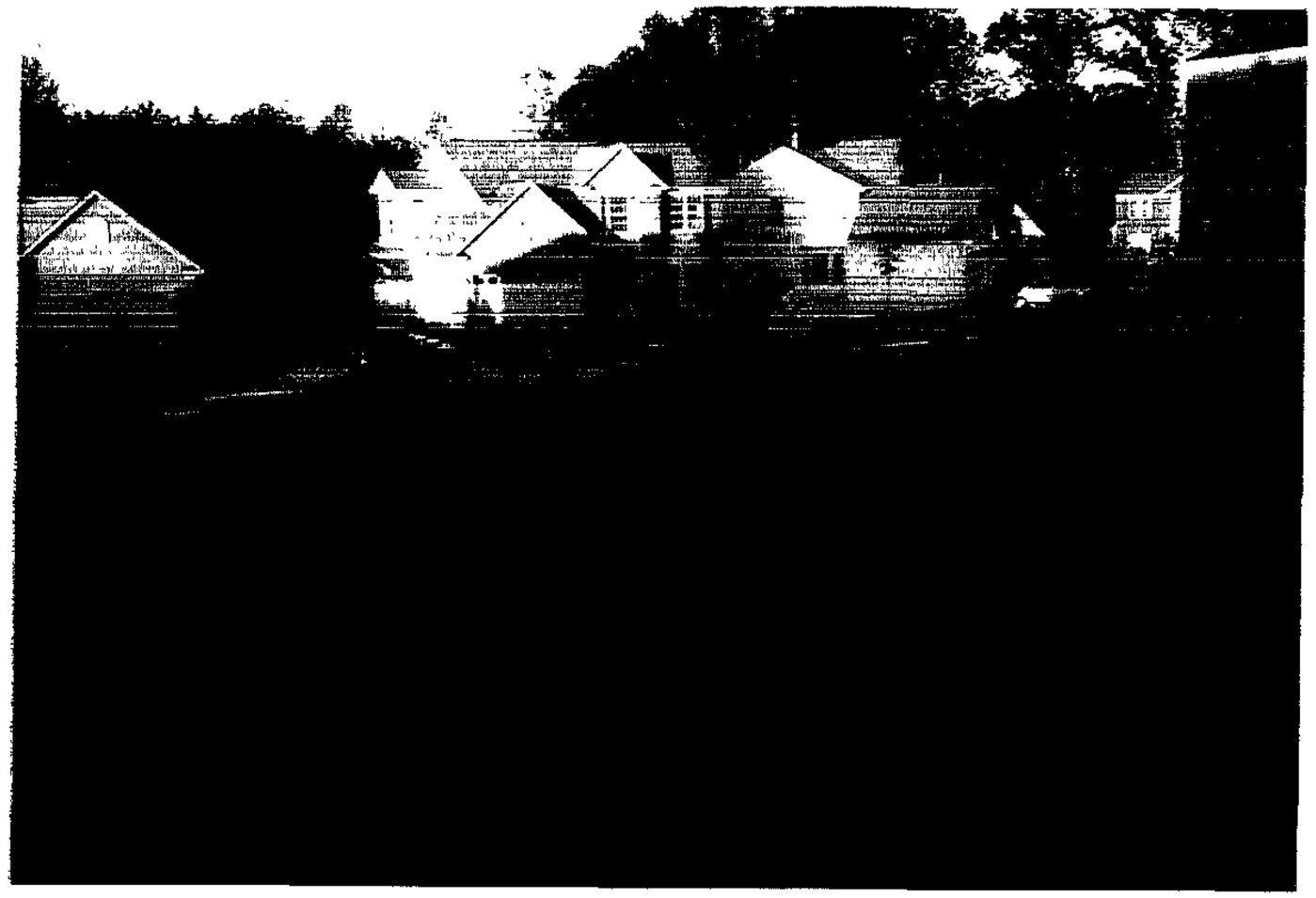
PLEASE FORWARD ADVERTISING BILL TO:

Name: ROCCO RINALDI

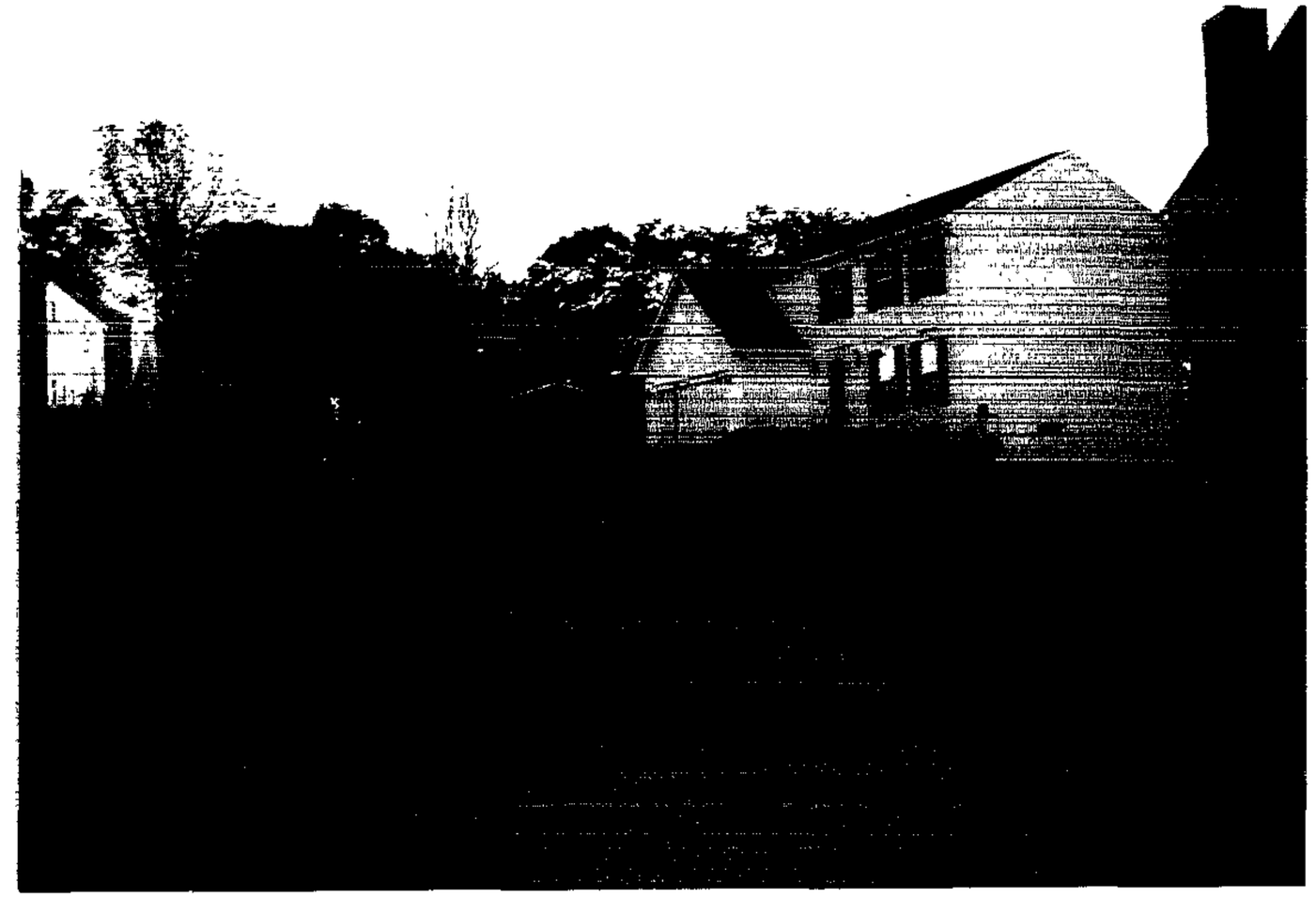
Address: 11410 EVNICE COURT
WHITE MARSH, MD 21162

Telephone Number: 410-529-9267

Revised 2/20/98 - SCJ

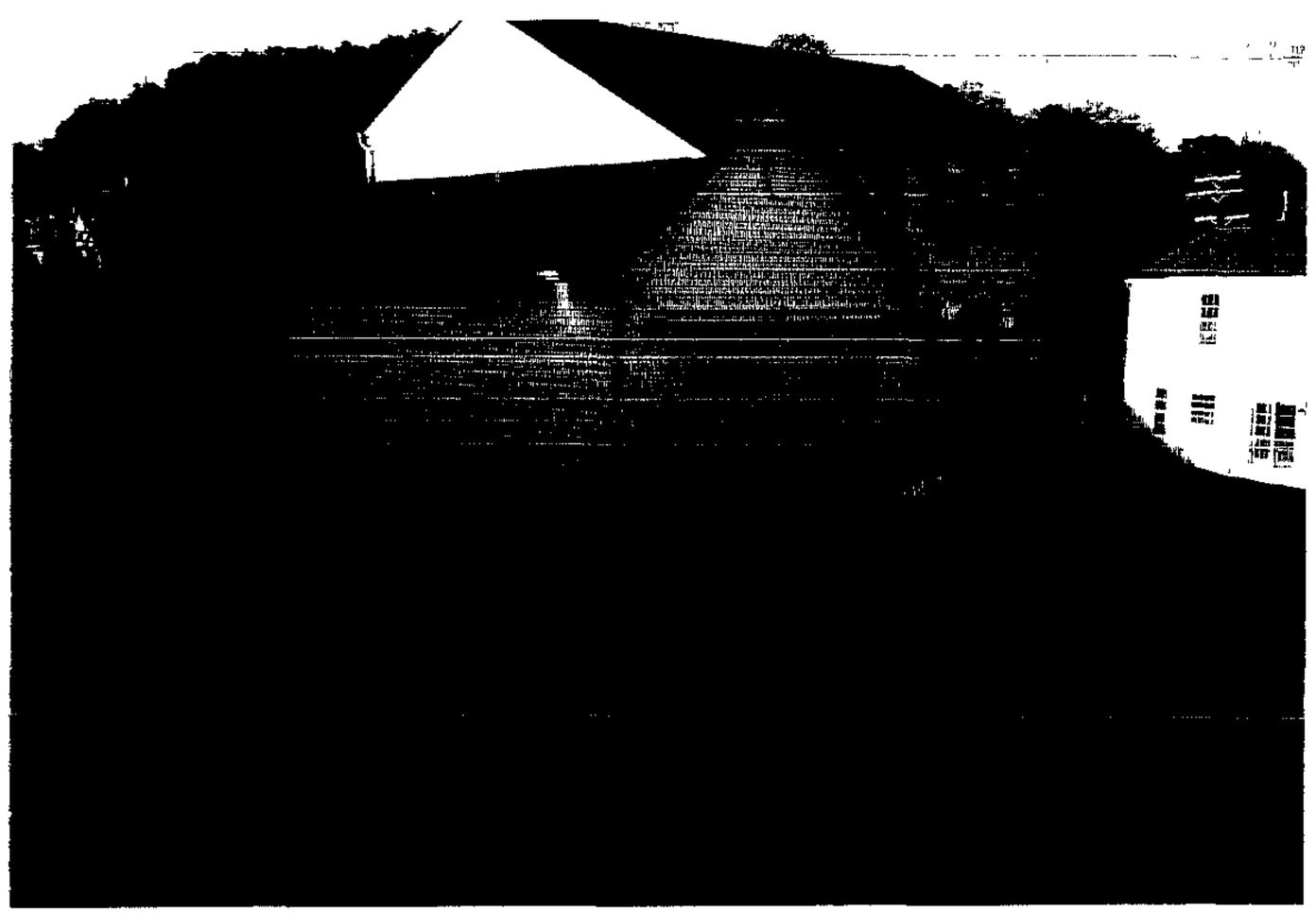


LOT #61 FRONT YARD 5603 HONEYGO RIDGE CT.
"VIEW"

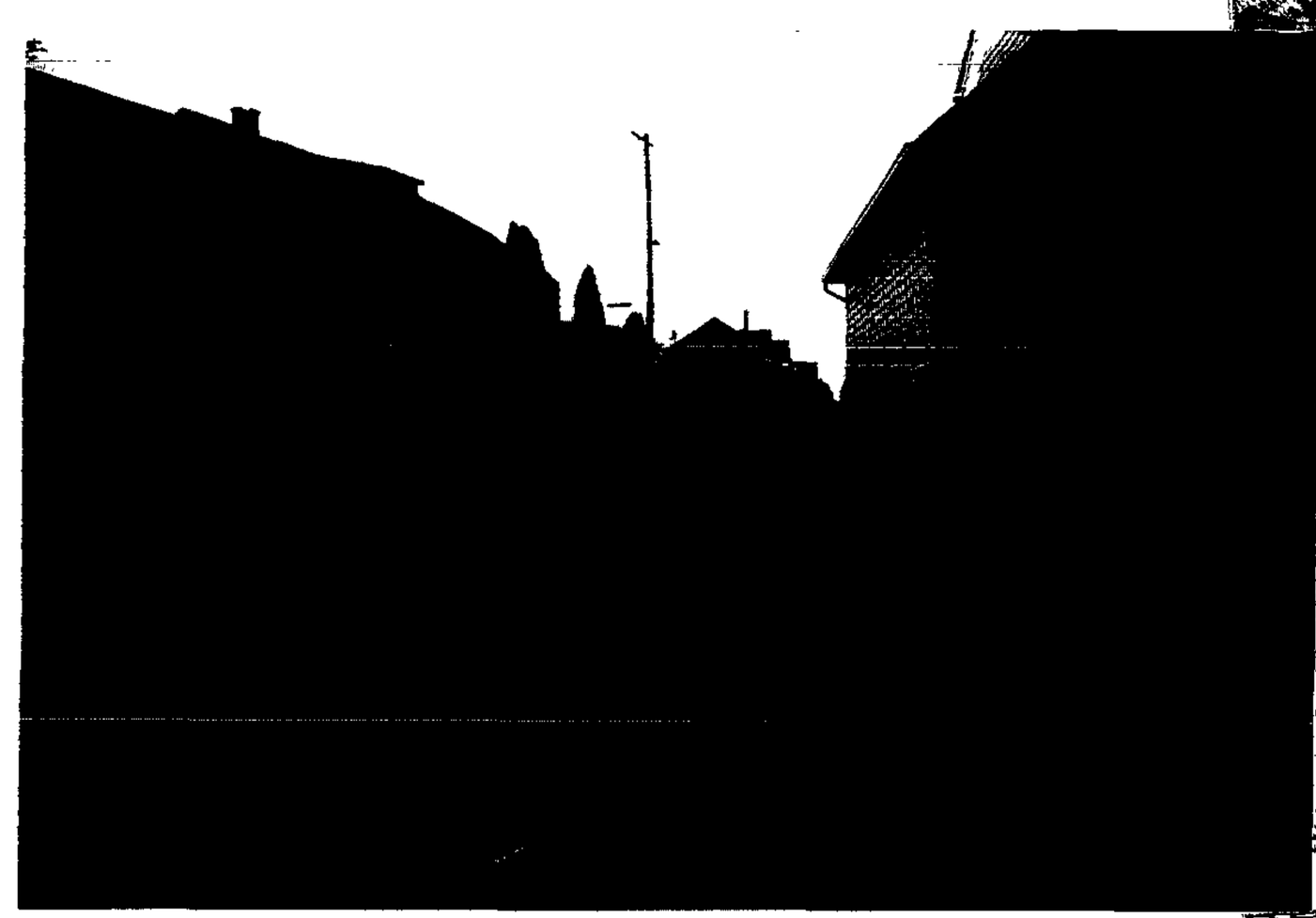


LOT #61 FRONT YARD 5603 HONEYGO RIDGE CT.
"VIEW FROM STREET"

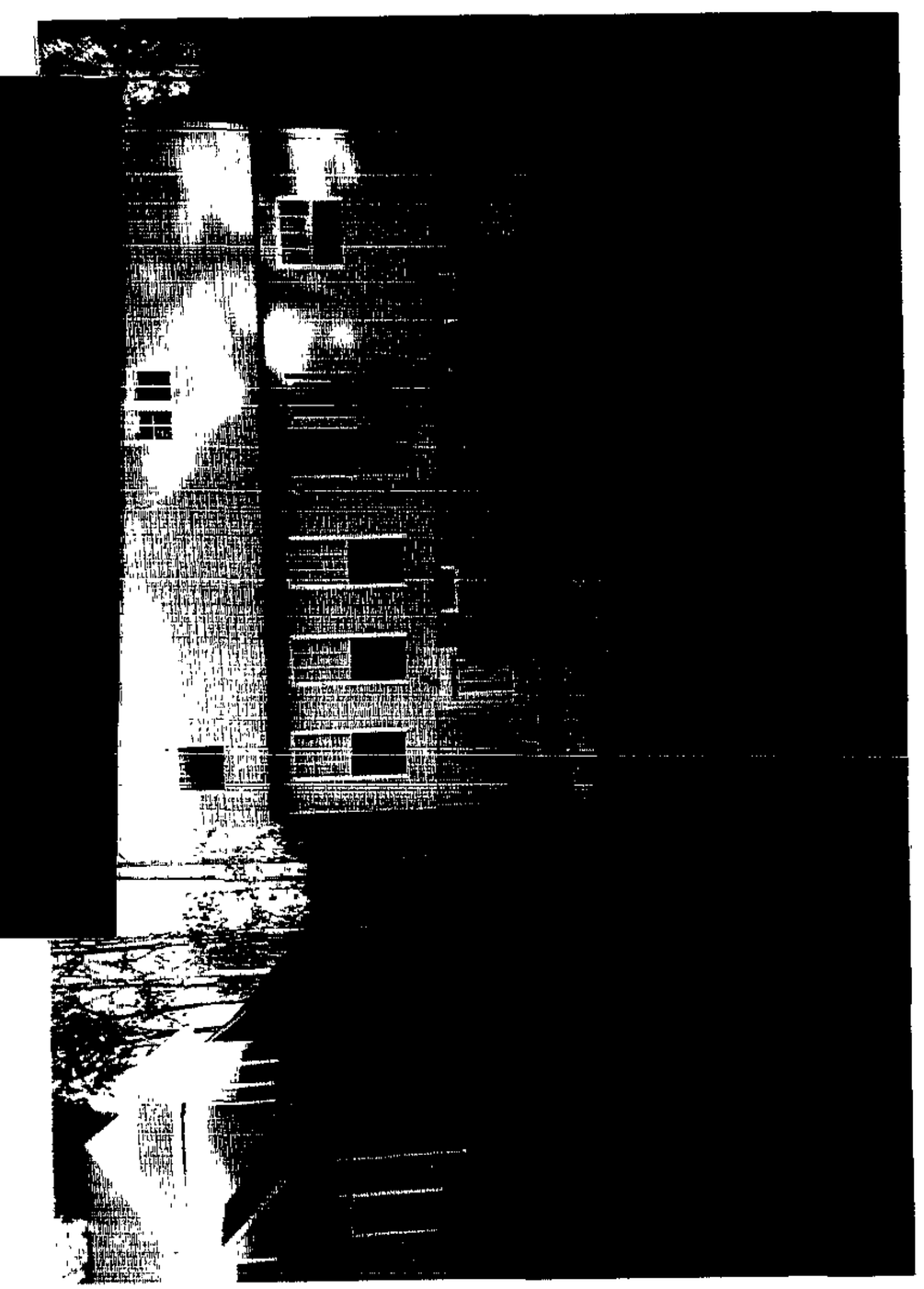
Pd No3



LOT #57 11410 EUNICE CT. "REAR YARD"



LOT #57 VIEW FROM SIDE OF FENCE 11410 EUNICE CT.



LOT #58 VIEW FROM "FRONT PORCH" OF #61 11408 EUNICE CT.

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

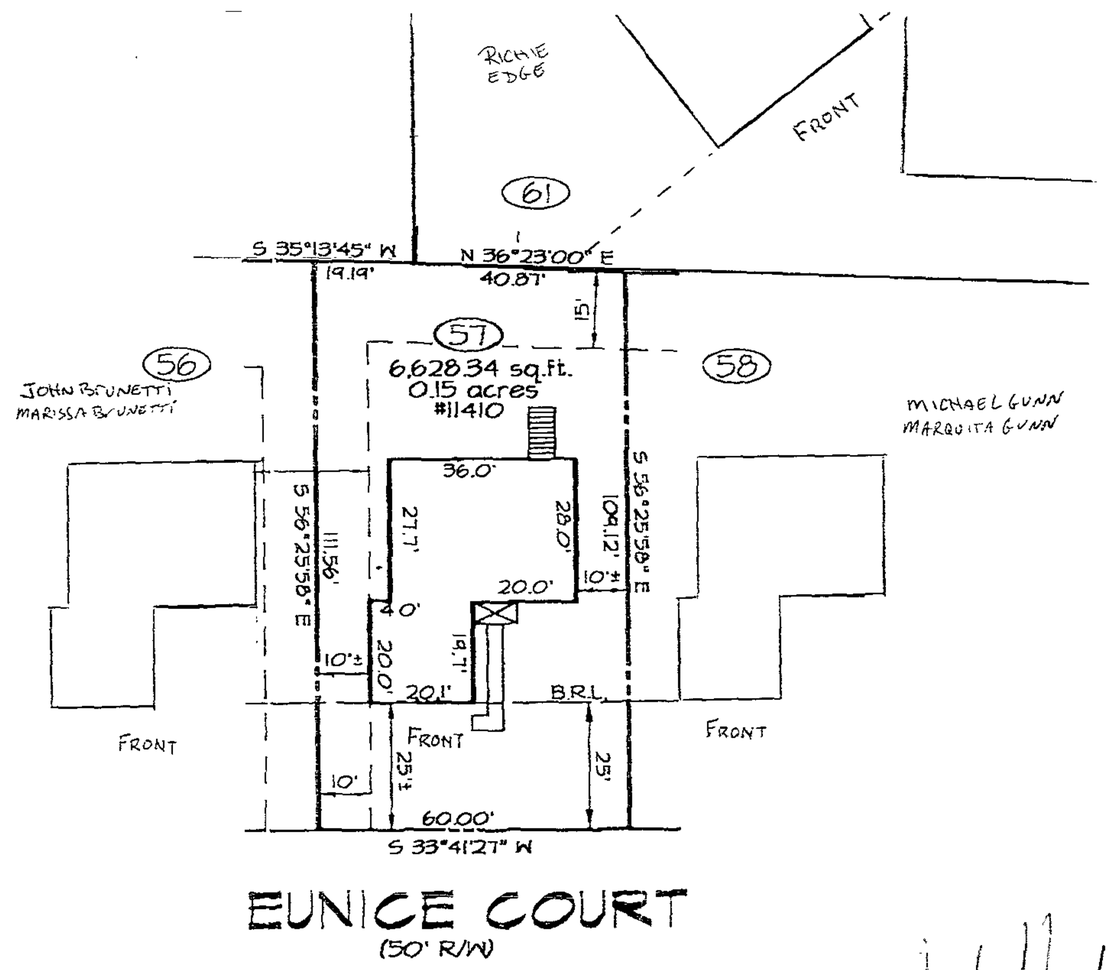
PROPERTY ADDRESS 11410 EUNICE COURT

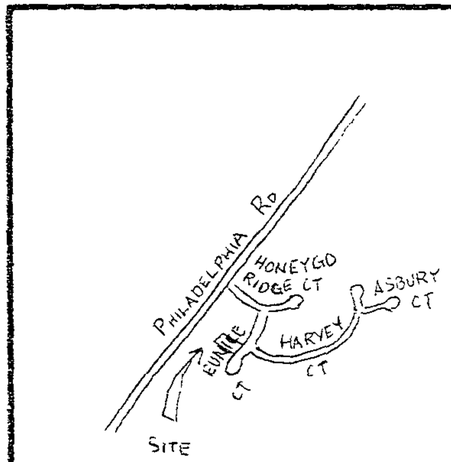
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HONEYGO RIDGE

PLAT BOOK # 74 FOLIO # 132 LOT # 57 SECTION # 1

OWNER ROCCO & GERALDINE RINALDI





VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 11TH

COUNCILMANIC DISTRICT 5TH

1" = 200' SCALE MAP # NE 10 J

ZONING DR 3.5

LOT SIZE 0.15 ACREAGE 6628.34 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING		

NORTH

PREPARED BY R. J. Durall

SCALE OF DRAWING: 1" = 30'

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
RJD	234	03-234-A

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 10, 2003

Mr. and Mrs. Rocco Rinaldi
11410 Eunice Court
White Marsh, MD 21162

RE: Case Number: 03-234-A, 11410 Eunice Court

Dear :Mr. and Mrs. Rinaldi:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 15, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

C: People's Counsel

Printed with Soybean Ink
on Recycled Paper

LD 1/15 Jan 1/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 11, 2002

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-234**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Lynn Lanham

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: January 17, 2003

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For December 16, 2002
Item Nos. 224, 225, 228, 229, 230, 231,
232, 233, 234, 235, 236, 238, 239, and
240

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS/TOT

DATE: January 14. 2003

Zoning Petitions

Zoning Advisory Committee Meeting of December 9, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

224, 225, 229, 233, 234, 237,239,240

RE:	PETITION FOR VARIANCE 11410 Eunice Court; NW of Eunice Court 250ft S of Honeygo Ridge Court 11th Election District 5th Councilmanic District Legal Owner(s): Rocco & Geraldine Rinaldi Petitioners	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-234-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of December, 2002, a copy of the foregoing Entry of Appearance was mailed to, Rocco and Gernaldine Rinaldi, 11410 Eunice Court, White Marsh, MD 21162, Petitioner(s).

RECEIVED
By bh

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Item #234

Division of Code Inspections and Enforcement

E.D. Bradley

Baltimore County
Department of Permits and
Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351, Ext. 3717
Fax: (410) 887-2824

Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953
Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No.	Property No.	Zoning:
02-7749	23 00 011544	D.R.

Name(s): MVR, INC.

Address: SUITE 100, 7939 HONEYGO BLVD BALTO, MD. 21224

Violation Location: 1140 D EUNICE CT. BALTO, MD. 21162

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

MAKE APPROPRIATE SET-BACK CORRECTIONS TO 6' FOOT PRIVACY FENCE ERECTED ON PROPERTY OR OBTAIN A WAIVER TO MAINTAIN EXISTING DIMENSIONS (HEIGHT) TO BE IN COMPLIANCE WITH COUNTY ZONING REGULATIONS

BCZR 427.B

POSTED/MAILED

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before:	Date Issued:
10/30/02	10/16/02

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF $200, $500, OR $1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: E.D. BRADLEY

E.D. Bradley

Mr. & Mrs. Rocco Rinaldi
11410 Eunice Court
White Marsh, Maryland 21162
410-529-9267

October 7, 2002

Mr. Ritchie Edge
5603 HoneyGo Ridge Court
White Marsh, Maryland 21162

To Baltimore County Zoning Commission:

My neighbors Rocco & Geraldine Rinaldi have requested my approval for a 6-foot privacy fence they built last week. I RITCHIE EDGE the undersigned have no objections to the appearance and height of the fence. I understand their urgency for the fence in regards for the safety of their two small children.

Regards,

Ritchie Edge

	10-7-02	61
Signature	Date	Lot #

Item #234

HONEYGO RIDGE
HOMEOWNERS ASSOCIATION, INC.

14159 Manassas Center State #3
Chantilly, Virginia 20151

Phone (703) 449-8097
Fax (703) 449 8854

ARCHITECTURAL MODIFICATION REQUEST

In accordance with the Honeygo Ridge Homeowners Association, Inc. Declaration of Covenants, Conditions and Restrictions I hereby apply for written consent for the following architectural modifications:

I SUBJECT PROPERTY: Owner Name(s): ROCCO AND GERALDINE RINALDI
Property Address 11410 EUNICE CT. Lot # 57
City, State, Zip WHITE MARSH, MD 21162
Phone# (410) 529-9267 Work# (410) 381-2356 Fax# (443) 413-5658
CELL FAX 410 953 0555

II DESCRIPTION OF MODIFICATION:
6 FT PRIVACY FENCE
12X12 PORCH W/SCREEN ENCLOSURE - DIAGRAMS SENT
_X_ Diagram Attached ____ Copy of Plat Attached ____ Material List Attached
(NOTE: A diagram, picture, copy of plat and material list MUST be provided, if applicable)

III. ACKNOWLEDGMENT OF ADJACENT PROPERTY OWNERS:

1. Name Marguita Gunn (Please Print Name) Address 11412 Eunice Court
Signature Marguita Gunn Phone # (410) 521-0744

2. Name John J. Brunetti (Please Print Name) Address 11408 Eunice Ct
Signature: John J. Brunetti Phone #: 410-529-2688

IV PROPERTY OWNER'S RESPONSIBILITIES.

1. Property Owner is responsible for obtaining adjacent property owner(s) acknowledgment, county zoning approval and all building or trade permits required

2. No work shall begin without prior written approval.

3. Approval is contingent upon work being performed in accordance with the Honeygo Ridge Homeowners Association Declaration of Covenants, Conditions and Restrictions and the Architectural Review Committee approval.

4. The property owner is solely liable for any claims, without limitation, for property damage or personal injury to or on his property, all surrounding properties and any common areas.

5. With regard to the above requested additions or modifications, Property Owner accepts full responsibility for the maintenance, repair and upkeep of said modification.

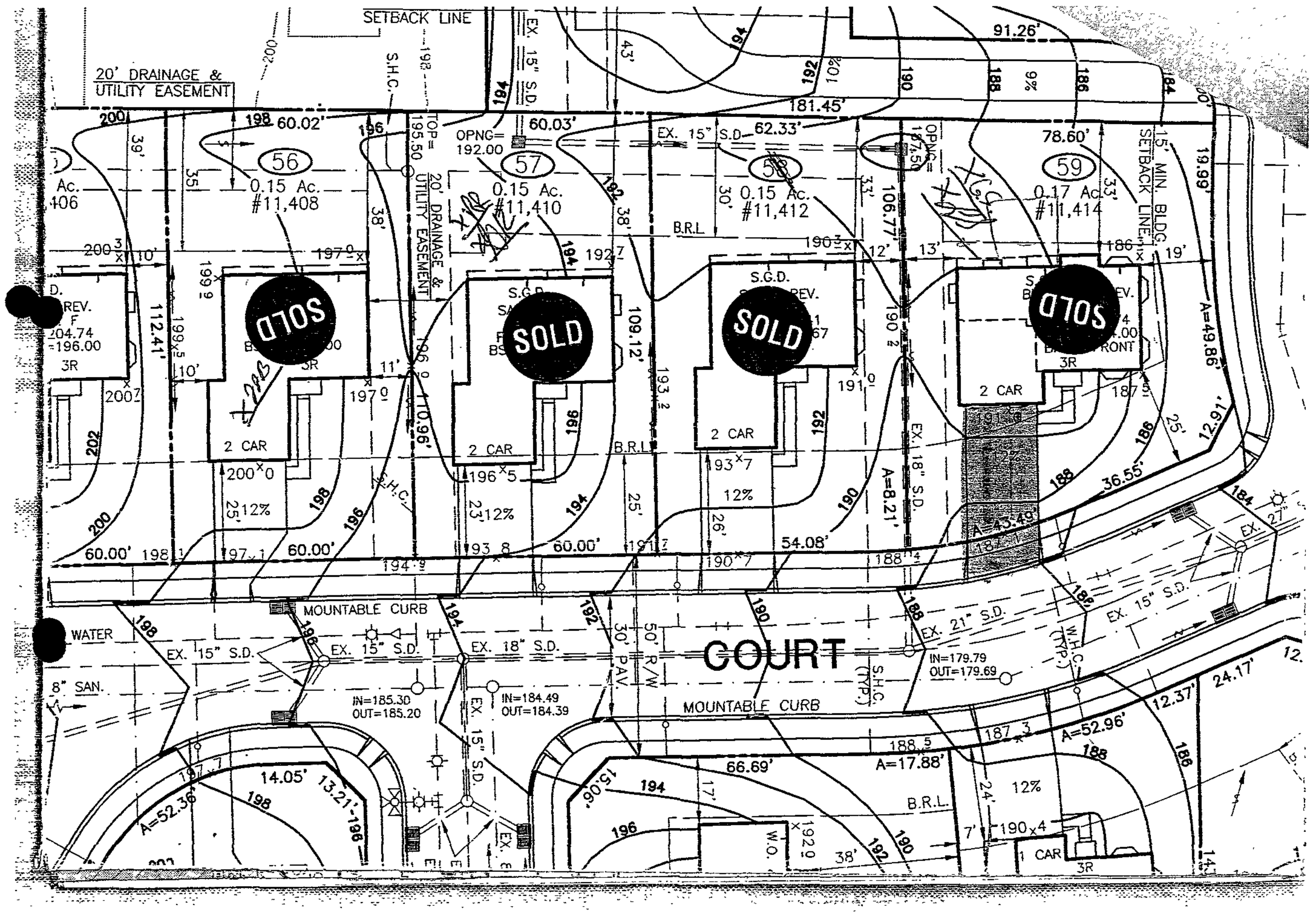
V. ACTION OF ARCHITECTURAL REVIEW COMMITTEE:
Date Received: 10/1/02

_X_ Approved As Requested
___ Approved With The Following Conditions

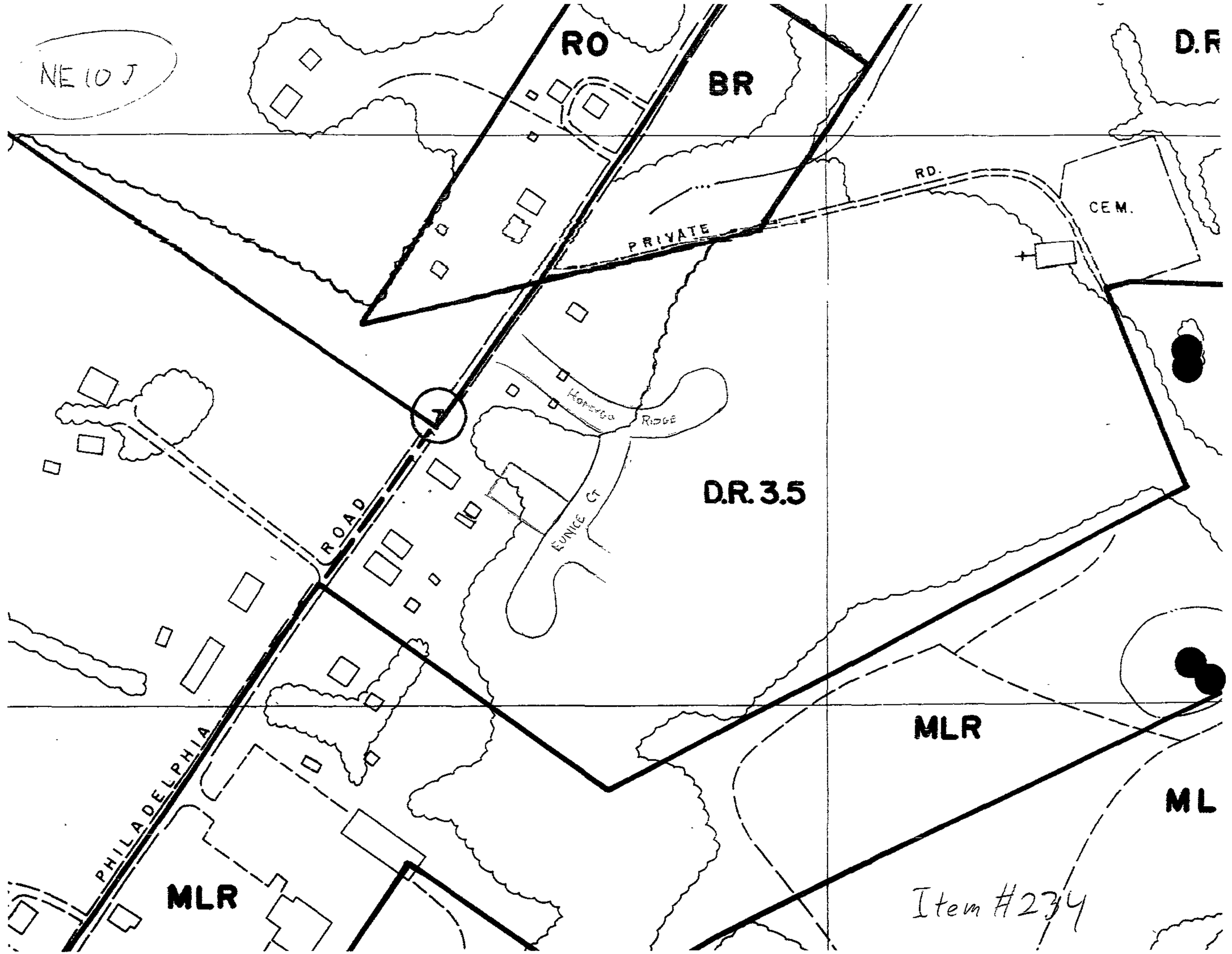
___ Not Approved
___ Comments

By Charles Kline Pres 10/1/02
Signature of Authorized Committee Member Date

Item # 234


SETBACK LINE
20' DRAINAGE & UTILITY EASEMENT
56
0.15 Ac.
#11,408
57
0.15 Ac.
#11,410
58
0.15 Ac.
#11,412
59
0.17 Ac.
#11,414
SOLD
SOLD
SOLD
SOLD
2 CAR
2 CAR
2 CAR
2 CAR
3R
B.R.L.
S.G.D.
S.H.C.
EX. 15" S.D.
EX. 18" S.D.
EX. 21" S.D.
MOUNTABLE CURB
COURT
30' PAV.
50' R/W
IN=185.30
OUT=185.20
IN=184.49
OUT=184.39
IN=179.79
OUT=179.69
WATER
8" SAN.
91.26'
181.45'
60.02'
60.03'
62.33'
78.60'
106.77'
112.41'
109.12'
110.96'
36.55'
54.08'
66.69'
14.05'
13.21'
15.06'
24.17'
12.37'
12.91'
19.99'
A=49.86'
A=43.49'
A=52.96'
A=17.88'
A=52.36'
A=8.21'
15' MIN. BLDG. SETBACK LINE
12%
10%
9%

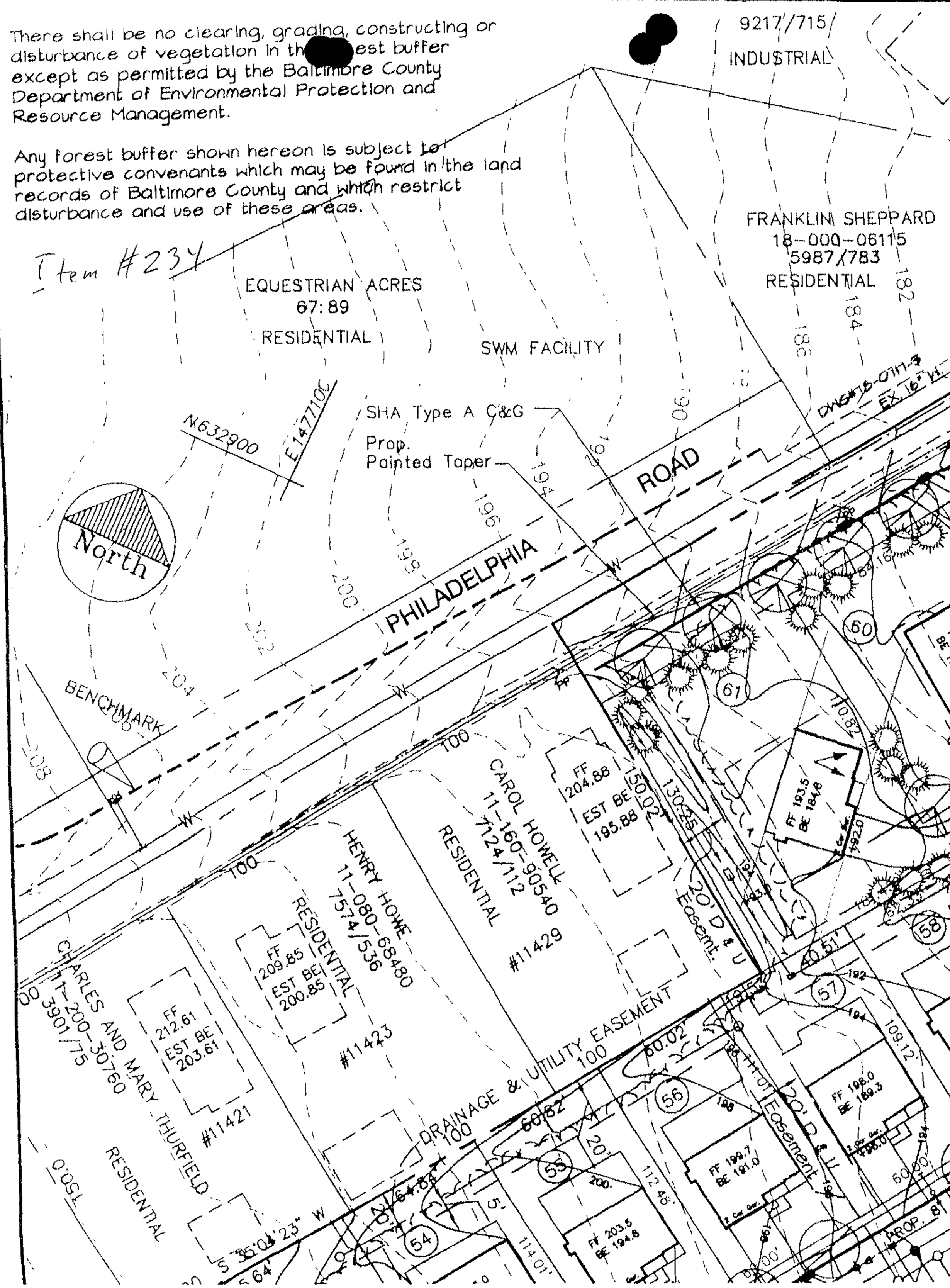
Item #234

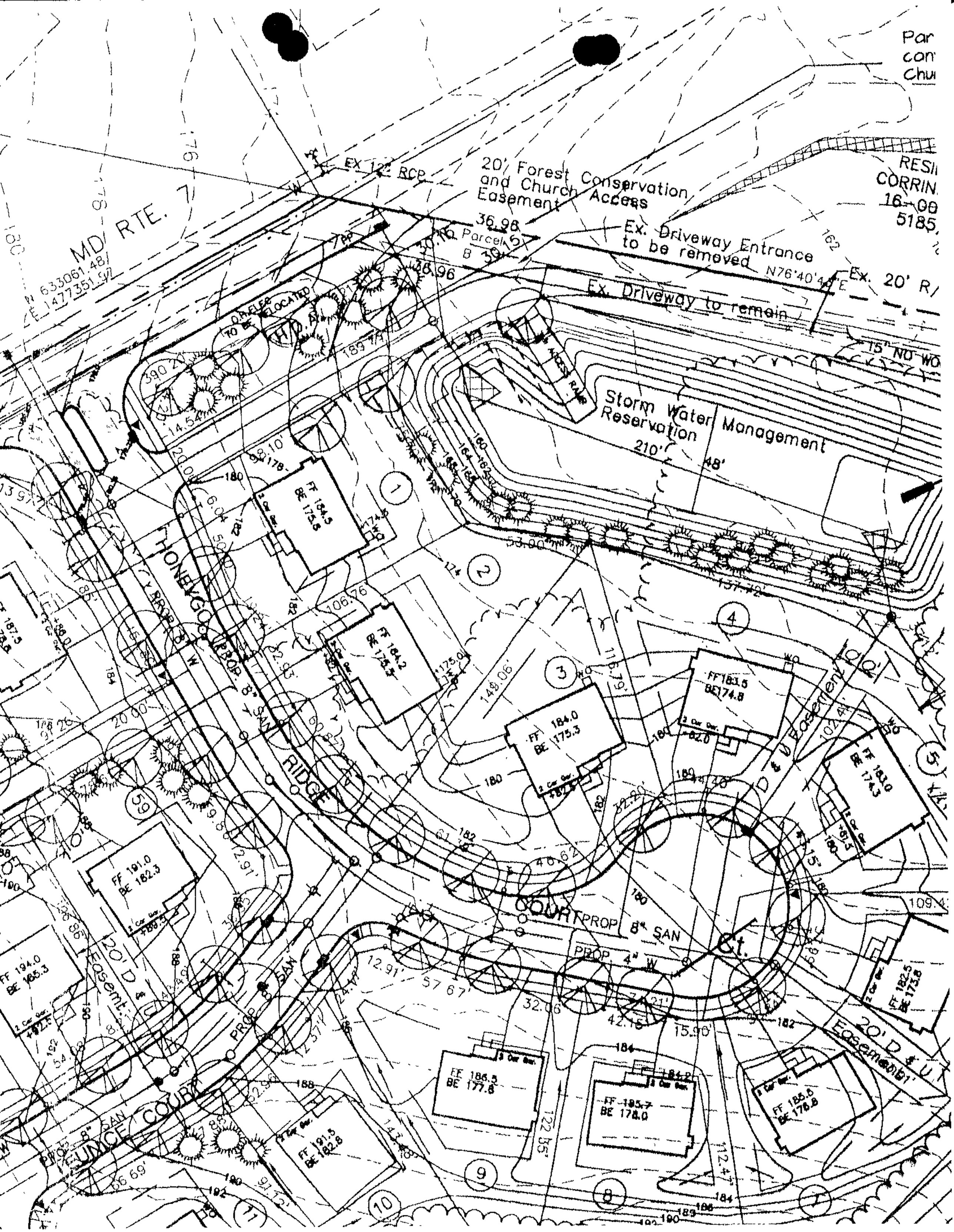

NE 10 J
RO
BR
D.R
RD.
PRIVATE
CEM.
HOMEWOOD
RIDGE
EUNICE CT
D.R. 3.5
ROAD
PHILADELPHIA
MLR
MLR
ML
Item #234

There shall be no clearing, grading, constructing or disturbance of vegetation in th[redacted]est buffer except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

Any forest buffer shown hereon is subject to protective convenants which may be found in the land records of Baltimore County and which restrict disturbance and use of these areas.

Item #234




MD RTE. 7
20' Forest Conservation and Church Access Easement
Ex. Driveway Entrance to be removed
Ex. Driveway to remain
Storm Water Management Reservation
HONEYCOMB RIDGE
JUDGE COURT
COURT
Ct.
20' D & U Easement
FF 184.5 BE 175.8
FF 184.2 BE 175.4
FF 184.0 BE 175.3
FF 183.5 BE 174.8
FF 183.0 BE 174.3
FF 191.0 BE 182.3
FF 194.0 BE 185.3
FF 186.5 BE 177.8
FF 185.7 BE 178.0
FF 185.8 BE 178.8
FF 182.5 BE 173.8
FF 191.5 BE 182.8

Forest Buffer Notes:

There shall be no clearing, grading, constructing or disturbance of vegetation in the forest buffer except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

Any forest buffer shown hereon is subject to protective covenants which may be found in the land records of Baltimore County and which restrict disturbance and use of these areas.

Required Landscaping:
340 LF Adjacent Rd. @ 1 PU/40 lf = 10 PU
2284 LF Interior Rd. @ 1 PU/20 lf = 114 PU
482 LF C.L.A Screening (side and rear from road) @ 1 PU/15 lf = 32 PU
Total Required = 156 PU

Provided:
126 Major Deciduous = 126 PU
18 Evergreen Trees = 39 PU
Total Provided = 165 PU

HEARING OFFICER'S ORDER
Case No. XI-787

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 31st day of March, 1998 that the development plan for Honeygo Ridge, identified herein as Developer's Exhibit 2, by and is hereby APPROVED and,

IT IS FURTHER ORDERED that the orientation of the proposed dwelling on lot 62 shall face the other houses in this subdivision and not towards Philadelphia Road; and,

IT IS FURTHER ORDERED that the Developer shall not be required to provide access from its residential subdivision to the adjacent property owned by the Operating Engineers Local No. 37.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

Signed:
TIMOTHY M. KOTROCO
Hearing Office for Baltimore County

Developer	Owner	Tax Account Nos.
Philadelphia Road Joint Venture, L.L.C.	Trustees for the Estate of Eunice R. Harvey	11-080-02100 11-08-002075

ACCESSORY STRUCTURE NOTE
SETBACKS SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.

ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS

OPEN SPACE NOTE
Developer shall construct a lot lot on the adjacent church-property at no cost to church

DIRECTOR OF POM NOTE:
THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH THE PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THE TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

DEVELOPMENT PLAN NOTE
THIS FINAL DEVELOPMENT PLAN COMPLIES WITH THE DEVELOPMENT PLAN AND ALL DEVELOPMENT PLAN COMMENTS

LANDSCAPE PLAN NOTE
A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

VICINITY MAP
SCALE: 1"=1,000'

LEGEND
PROPOSED CONTOUR
EXISTING CONTOUR
PROPOSED CURB
PROPERTY LINE
EXISTING TREES
LIMIT OF CLEARING
FOREST CONSERVATION AREA

PANHANDLE PROFILE
LOTS 32 & 33
SCALE: 1"=50' Horz. 1"= 5' Vert.

PANHANDLE PROFILE
LOTS 37 & 38
SCALE: 1"=50' Horz. 1"= 5' Vert.

PANHANDLE PROFILE
LOTS 47 & 48
SCALE: 1"=50' Horz. 1"= 5' Vert.

Typical Setbacks and Offstreet Parking

I, _____, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

PSI
Peek/Smith, Inc.
Landscape Architecture/Land Planning
849 Fairmount Ave. Suite 100, Towson, MD
410/512-4500

SITE DATA
Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units	Units Proposed
Total				

SITE DEVELOPMENT PROPOSAL

Dwelling type	Proposed Units	Parking Required	Parking Provided	Open Space Required (acres)	Average Daily Trips	Phase	Development Schedule
SINGLE FAM. DETACHED							
* * < 70'	51	62	62	0.45	525.5		
Total							

OPEN SPACE PROPOSAL

Local Open Space Type	Acres
Active Open Space	0
100 year Flood Plain	0
Forest Buffer	
Amenity Areas	0
Trails and Connectors	0
Other	
Total Provided	1.04
Proposed Ownership	

Undeveloped Areas	Acres
Storm Water Management	
HOA Area	0.08
Other	
Total Provided	

* This lot is reserved and dedicated for the construction of a public road from the recorded subdivision of Honeygo Ridge to the lands of the Operating Engineers and its successors and assignsn title, and is to be conveyed subject to all applicable law and regulation by the recordation of this plat to Baltimore County, Maryland

REASONS FOR 3RD AMENDMENT
Grading Revisions of Asbury Ct.
& Panhandle Profile Lots 32 & 33
Added 2 Storm Drains Rear Lots 57 & 61
Regraded rear Lots 55-57 & 61

No Lots Have Been Sold Within 300 Ft of These Changes.

DATE - ISSUED FOR:	
	DISTRICT 11C5
	P.D.M. No. XI-787
	PLANNING No.
	SHEET NO. 1 of 1

OFFICE OF PLANNING AND ZONING
Approved by:
DIRECTOR OF PLANNING DATE
DIRECTOR OF PERMITS & DEVELOPMENT MANAGEMENT DATE

SEAL
STATE OF MARYLAND
ERNEST L. PEEK
REGISTERED LANDSCAPE ARCHITECT
No. 408
This Plan is Sealed and Certified to be in accordance with the Hearing Officers Order and all agency comments.

CONTENTS
Third Refinement To Development Plan and Third Amended Final Development Plan

SCALE 1" = 50'	DATE: June 1999	DRWN: ELP	PRJT.NO: 97107

PROJECT TITLE
Honeygo Ridge
PLAN TO ACCOMPANY HEARING OFFICER'S ORDER
11TH ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT
4-13-01 DATE
PROJECT MANAGER