

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Kilkea Court, 359 feet +/- E of
c/l of Ebenezer Road
11th Election District
5th Councilmanic District
(7 Kilkea Court)

Janet M. and Rocco A. Rinaldi, Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 08-155-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Janet M. and Rocco A. Rinaldi, Jr. for property located at 7 Kilkea Court. The variance request is from Sections 1B02.3.B (1968 Regulations) and 211.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 0 feet in lieu of the required 8 feet and a sum of the side yard setback of 12 feet in lieu of the required 20 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners have a disabled daughter in a wheelchair and the attached garage will provide shelter while entering and exiting the vehicle during inclement weather. The proposed garage measures 14 feet x 21 feet in size. The garage has to be sufficiently wide enough to allow wheelchair access from the side of the van. Currently, the Petitioners do not have a garage.

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: Comments were received from the Office of Planning dated October 24, 2007 which do not support the Petitioners' request. The existing dwelling is only one story above ground at the street level due significant slopes that slope away from the street. A garage addition would have to be two stories to make up for the grade change of the slope that

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11-7-07
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immediately slopes down at the front façade of the house. This addition would have a negative impact on the adjacent property especially with a 0 foot setback. The comments further state that while there are other garages within the same cul-de-sac, the garages are detached and are located out of view from the street. This proposed garage would be attached and in plain view of the street and would also leave no chance to screen the garage from the adjacent neighbor.

On October, 24, 2007, the Office of Planning submitted revised comments on the proposal. The Petitioner sent in revised information stating that the proposed garage addition would only be raised 5 feet 9 inches from the rear of the property and would not be a two-story addition. Taking this into consideration as well as the family's mitigating circumstances, which have been outlined in the Petitioner's October 31, 2007 letter, the Office of Planning does not oppose the request.

Comments were received from the Bureau of Development Plans Review dated October 11, 2007 which states that runoff cannot be directed onto the adjacent property without the property owner's permission.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 7, 2007 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 32-3-303 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 Deputy 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 B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

RECEIVED FOR FILE

11-7-07

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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 Deputy Zoning Commissioner for Baltimore County, this 7th day of November, 2007 that a variance from Sections 1B02.3.B (1968 Regulations) and 211.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 0 feet in lieu of the required 8 feet and a sum of the side yard setback of 12 feet in lieu of the required 20 feet is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building 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 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.
2. The Petitioners are reminded that in doing the construction, runoff may not be directed onto the adjacent property unless the adjoining property owner gives his permission.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILE

11-7-07



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 7, 2007

JANET M. AND ROCCO A. RINALDI, JR.
7 KILKEA COURT
BALTIMORE MD 21236

Re: Petition for Administrative Variance
Case No. 08-155-A
Property: 7 Kilkea Court

Dear Mr. and Mrs. Rinaldi:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed 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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7 KILKEA COURT 21236
1802-3B which is presently zoned BC2R

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) (211.7) TO PERMIT A SIDEYARD

1802-3B BC2R (1468) BC2R
SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 8 FEET AND A SUM
OF THE SIDE YARD SETBACK OF 12' IN LIEU OF THE REQUIRED 20'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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 A. Rinaldi, Jr.

Name - Type or Print

Rocco A. Rinaldi Jr. Rocco A. Rinaldi Jr.

Signature

Janet M. Rinaldi

Name - Type or Print

Janet M. Rinaldi

Signature

7 KILKEA CT. 410-256-8590

Address

Telephone No.

BALTIMORE

MD

21236

City

State

Zip Code

Representative to be Contacted:

ROC OR JANET RINALDI

Name

7 KILKEA CT. 410-256-8590

Address

Telephone No.

BALTIMORE

MD

21236

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 08-155-A day of 11-7-07 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 08-155-A

Reviewed By [Signature]

Date 9-28-07

REV 10/25/01

Estimated Posting Date 10/7/07

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):

IN ORDER TO PROVIDE MINIMUM SUFFICIENT SPACE FOR GARAGE PARKING OF 1 VEHICLE. THE REQUIRED SETBACK OF 8' WOULD NOT BE SUFFICIENT TO ALLOW A USEABLE STRUCTURE. FAMILY HAS A DISABLED DAUGHTER IN A WHEEL CHAIR. THE GARAGE WOULD PROVIDE SHELTER WHILE ENTERING + EXITING THE VEHICLE DURING INCLEMENT WEATHER, FOR OUR DAUGHTER. GARAGE HAS TO BE SUFFICIENTLY WIDE TO ALLOW WHEELCHAIR ACCESS FROM THE SIDE OF THE VAN.

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

Rocco A. Rinaldi Jr.
Signature

ROCCO A. RINALDI JR.
Name - Type or Print

Janet M. Rinaldi
Signature

Janet M. Rinaldi
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

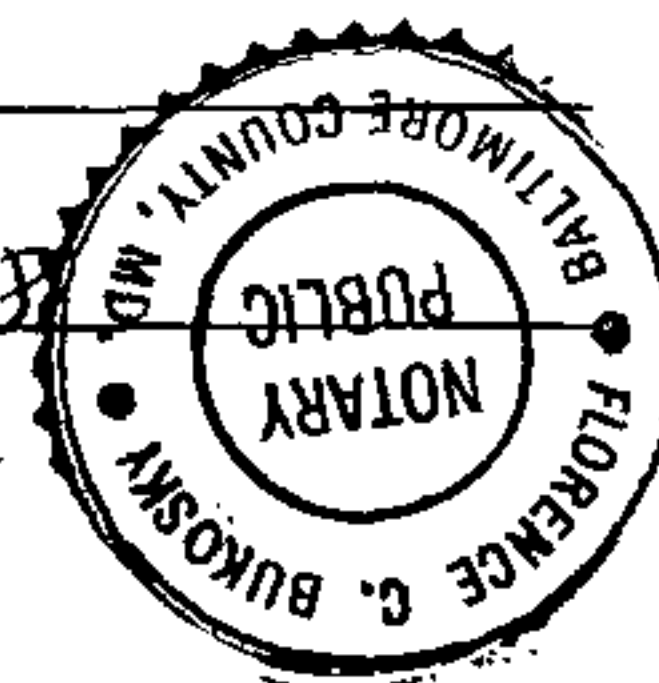
I HEREBY CERTIFY, this 26 day of September, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rocco A. Rinaldi Jr. and Janet M. Rinaldi
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Florence C. Bukosky
Notary Public

My Commission Expires 1/1/2008





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7 KILKEA COURT 21236
1802.3B which is presently zoned _____

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) (211.7) TO PERMIT A SIDEYARD

1802.3.B BC2R (1968) BC2R
SETBACK OF 0 FEET IN LIEU OF THE REQUIRED 8 FEET AND A SUM
OF THE SIDE YARD SETBACK OF 12' IN LIEU OF THE REQUIRED 20'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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 A. Rinaldi, Jr.

Name - Type or Print

Rocco A. Rinaldi Jr.

Signature

Janet M. Rinaldi

Name - Type or Print

Janet M. Rinaldi

Signature

7 KILKEA CT. 410-256-8590

Address

Telephone No.

BALTIMORE

MD

21236

City

State

Zip Code

Representative to be Contacted:

ROC OR JANET RINALDI

Name

7 KILKEA CT. 410-256-8590

Address

Telephone No.

BALTIMORE

MD

21236

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 08-155-A

REV 10/25/01

Reviewed By [Signature]

Date 9.28.07

Estimated Posting Date 10.7.07

10.7.07

Zoning Description

ZONING DESCRIPTION FOR 7 KILKEA COURT

Beginning at a point on the SOUTH side of KILKEA COURT which is 50 FEET wide at the distance of 359 FEET EAST of the centerline of the nearest improved intersecting street EBENEZER ROAD which is 70 FEET WIDE. Being Lot # 13, Block A, Section # 1 in the subdivision of SILVERGATE VILLAGE as recorded in Baltimore County Plat Book # O.T.G.33, Folio # 25 containing .23 acres. Also known as 7 KILKEA COURT and located in the 11th election District.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 155 -A Address 17 KILKEA COURT

Contact Person: J. Meppay Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/28/07 Posting Date: 10/7 Closing Date: 10/22

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 08- 155 -A Address 17 KILKEA CT.
Petitioner's Name Rocco Rinaldi, JR. Telephone 410-256-8590
Posting Date: 10/7/07 Closing Date: 10/22/07
Wording for Sign: A VARIANCE
To Permit A SIDEYARD SETBACK OF ZERO ft.
IN LIEU of The REQUIRED 8ft. AND A sum
of SIDE YARDS of 12ft. in LIEU of The
REQUIRED 20ft.

WCR - Revised 6/25/04

**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: 08-155-A

Petitioner: ROC RINALDI

Address or Location: 7 KILKEA COURT 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: _____

Telephone Number: 410-256-8590

Revised 7/11/05 - SCJ

CERTIFICATE OF POSTING

RE: Case No.: 08-155-A

Petitioner/Developer: _____

Rocco RINALDI, JR.

Date of Hearing/Closing: 10/22/07

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

Attention:

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 _____

7 KILKEA CT.

posted on
CASE # 08-155-A

10/7/07
(Month, Day, Year)

Sincerely,

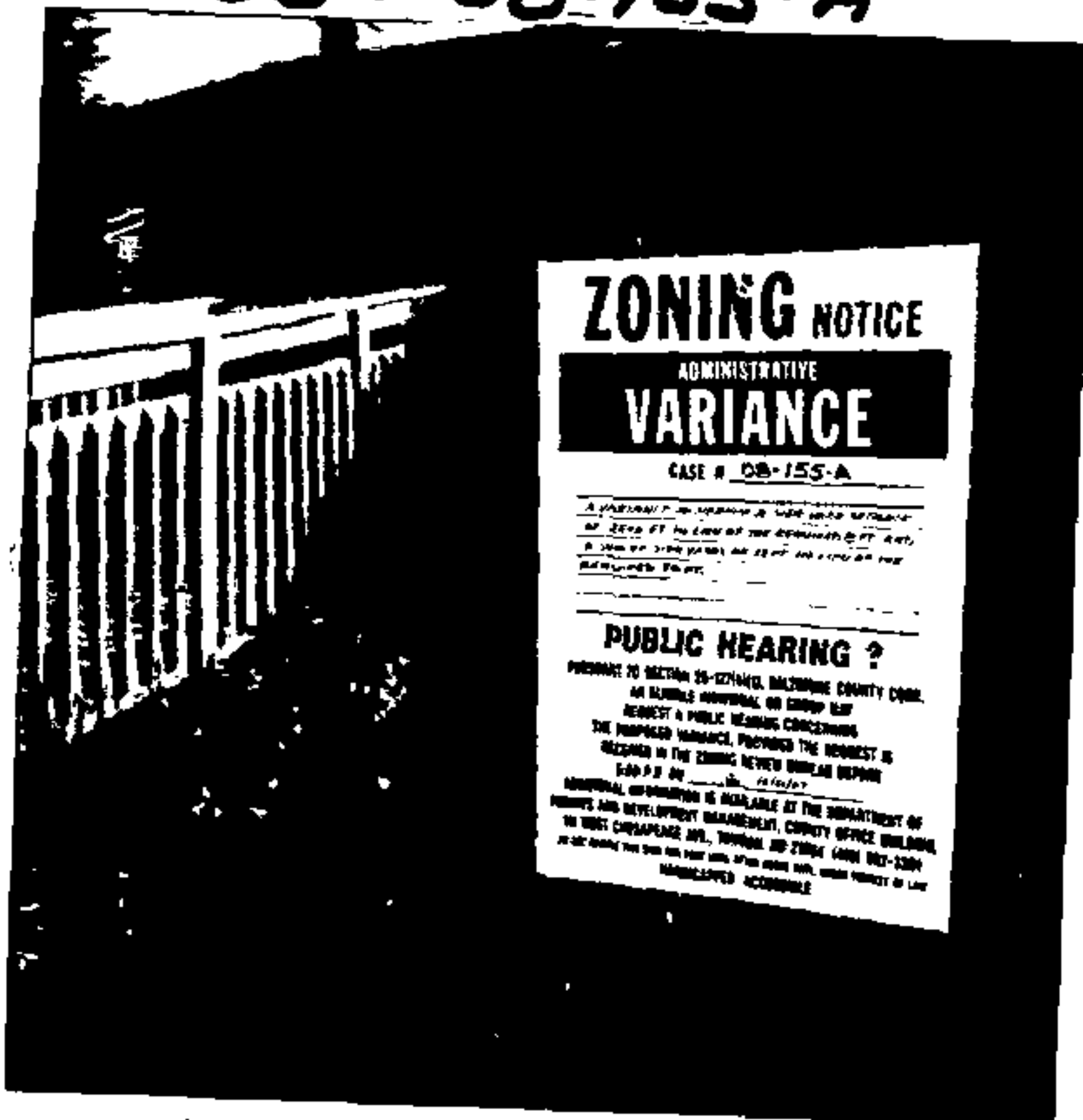
Richard E. Hoffman 10/7/07
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)



7 KILKEA COURT
POSTED 10/7/07
Richard E. Hoffman 10/7/07
Richard E. Hoffman 10/7/07



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 22, 2007

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

Rocco and Janet M. Rinaldi
7 Kilkea Court
Baltimore, Maryland 21236

Dear Mr. & Ms. Rinaldi:

RE: Case Number: 08-155-A 7 Kilkea Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 29, 2007. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc
Enclosures

c: Peoples Council

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 24, 2007

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

SUBJECT: 7 Kilkea Court

INFORMATION:

Item Number: 8-155

Petitioner: Rocco A. Rinaldi

Zoning: DR 5.5

Requested Action: Administrative Variance (*revised*)

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NOV 06 2007

BY:

SUMMARY OF RECOMMENDATIONS:

The applicant has sent in revised information stating that the proposed garage addition would only be raised 5 feet 9 inches from the rear of the property and would not be a two-story addition. Taking this into consideration as well as the family's mitigating circumstances, which have been outlined in the applicant's October 31, 2007 letter, the Office of Planning does not oppose this request.

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Reviewed by:

AFK/LL: CM

MODE = MEMORY TRANSMISSION

START=NOV-06 16:08

END=NOV-06 16:09

FILE NO.=452

STN NO.	COMM.	ONE-TOUCH/ ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	2	94106148872	002/002	00:00:24

-ZONING COMMISSIONER OFF M-

***** - ***** 410 887 3468- *****



BALTIMORE COUNTY
MARYLAND

BALTIMORE COUNTY
OFFICE OF THE ZONING COMMISSIONER
COUTY COURTS BUILDING
401 BOSLEY ROAD, SUITE 405
TOWSON, MD 21204

Phone: 410-887-3868

Fax: 410-887-3468

FAX COVER SHEET

DATE: 11-6-07

NO. OF PAGES INCLUDING COVER SHEET: 2

TO:

Roc Penaldi

FROM:

Patti

PHONE: _____

FAX NO.: 410-614-8872

MESSAGE:

Case 08-155-A

Attached are revised comments from
the Planning Office. We will prepare
an order for you Wednesday/Thursday.

REMARKS: ☐ URGENT ☒ FOR REVIEW ☐ REPLY ASAP ☐ PLEASE COMMENT

☐ PLEASE REPLY ☐ PLEASE RECYCLE



BALTIMORE COUNTY
OFFICE OF THE ZONING COMMISSIONER
COUTY COURTS BUILDING
401 BOSLEY ROAD, SUITE 405
TOWSON, MD 21204

Phone: 410-887-3868

Fax: 410-887-3468

F A X C O V E R S H E E T

DATE: 11-6-07

NO. OF PAGES INCLUDING COVER SHEET: 2

TO:

Roc Renaldi

FROM:

Patti

PHONE: _____

FAX NO.: 410-614-8872

MESSAGE:

Case 08-155-A
Attached are renewed comments from
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REMARKS: ☐ URGENT ☒ FOR REVIEW ☐ REPLY ASAP ☐ PLEASE COMMENT
☐ PLEASE REPLY ☐ PLEASE RECYCLE

From: Donnell Zeigler
To: Zook, Patricia
Date: 11/5/2007 3:23:25 PM
Subject: Re: Case 08-155-A located at 7 Kilkea Court

Hello Patti,
I just revised my comments today and Planning will have no objections to the petitioner's request.

Donnell T. Zeigler
5th District Community Planner
Baltimore County Office of Planning
County Courts Building
401 Bosley Avenue, Suite 406
Towson, Maryland 21204
Phone: 410.887.3480

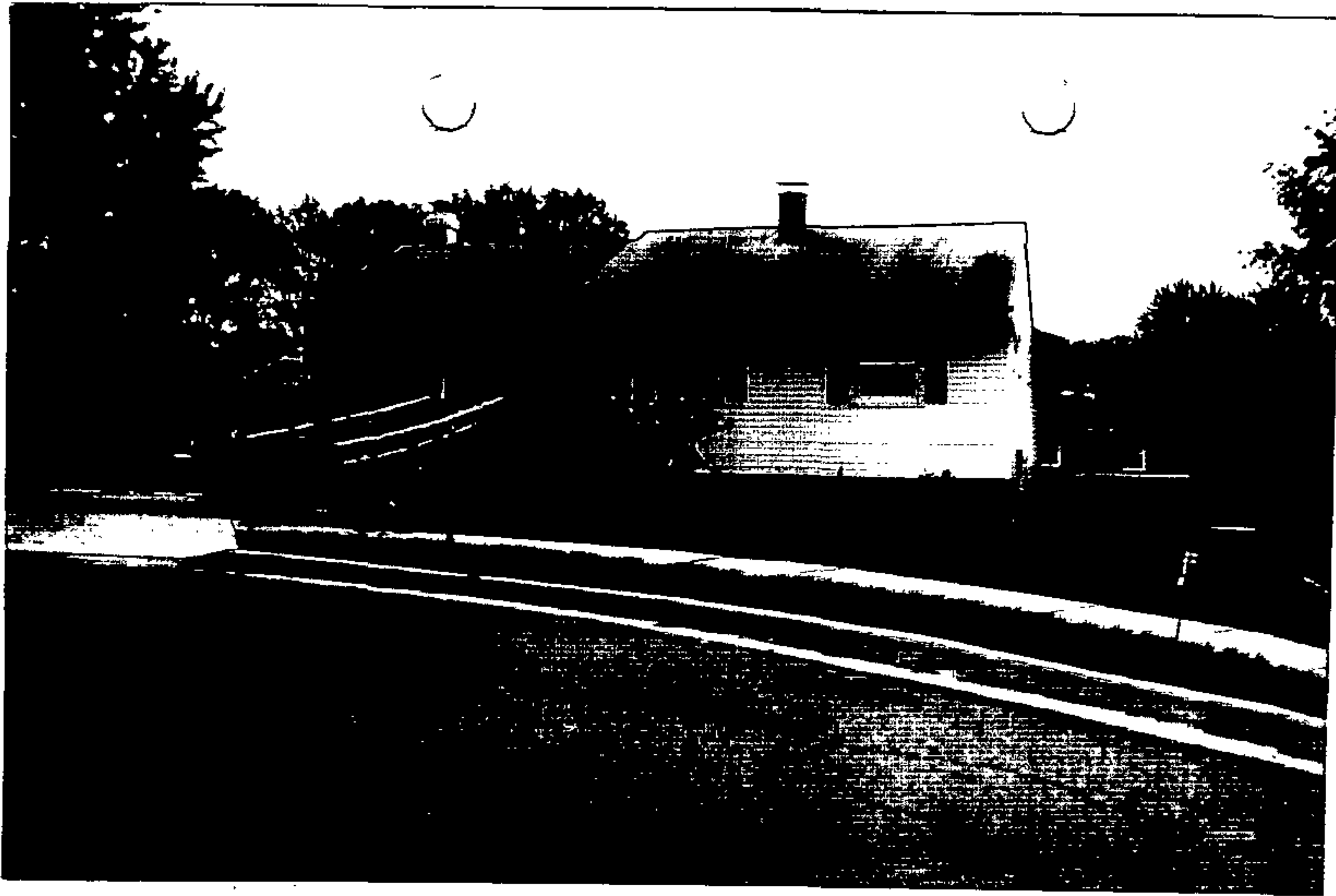
>>> Patricia Zook 11/05/07 3:15:47 PM >>>
Good afternoon Donnell -

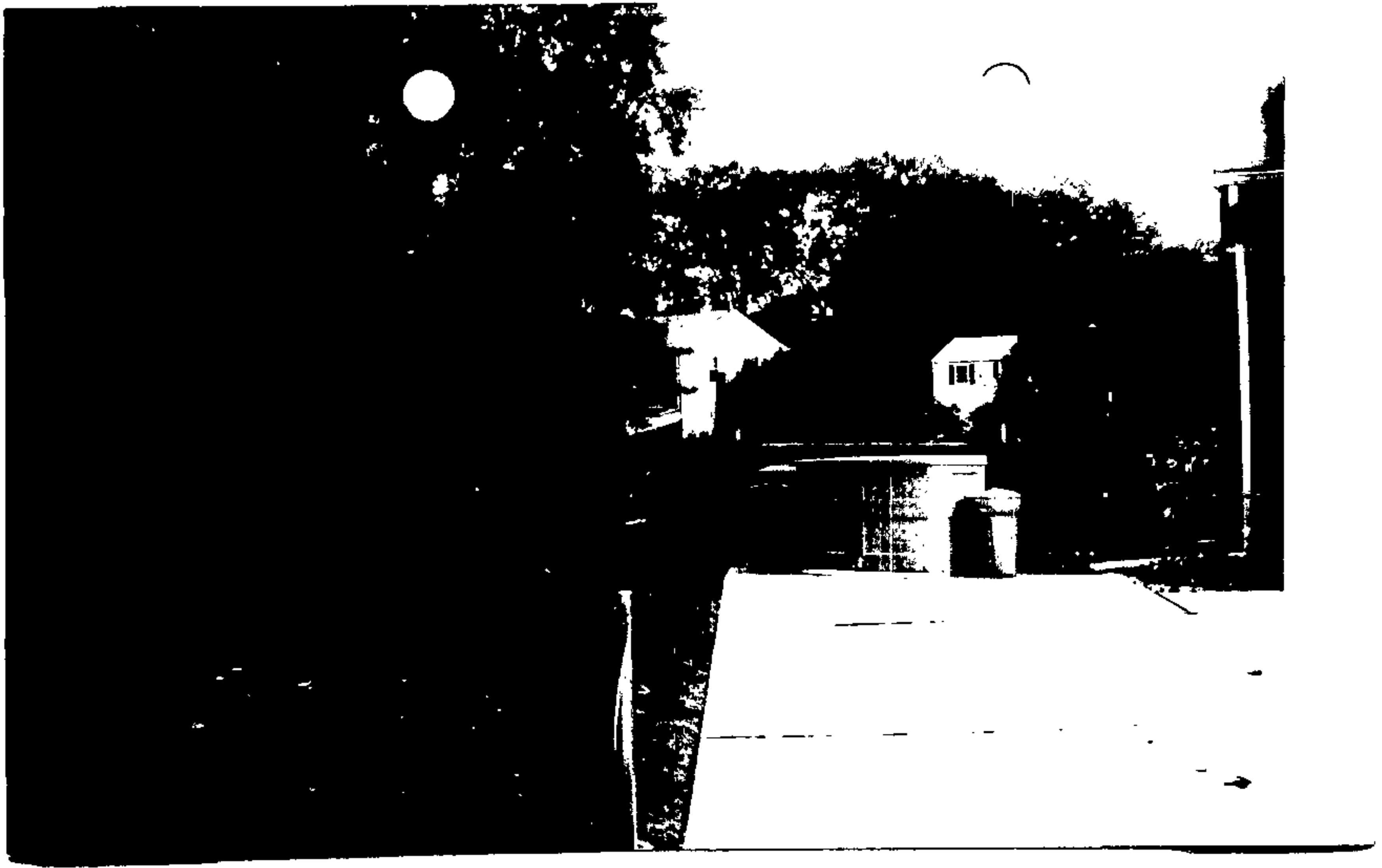
I'm checking in with you to see about any revised Office of Planning comments for this administrative variance request. I feel for the Petitioners as they have a disabled daughter in a wheelchair and having a garage will make it much easier for her to get in and out of the vehicle in inclement weather.

I know that Mr. Rinald was presenting elevation drawings to you and additional information for consideration of his request. The case file is in my office if you would like to review it.

Thanks for getting back to me, Donnell.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov







PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

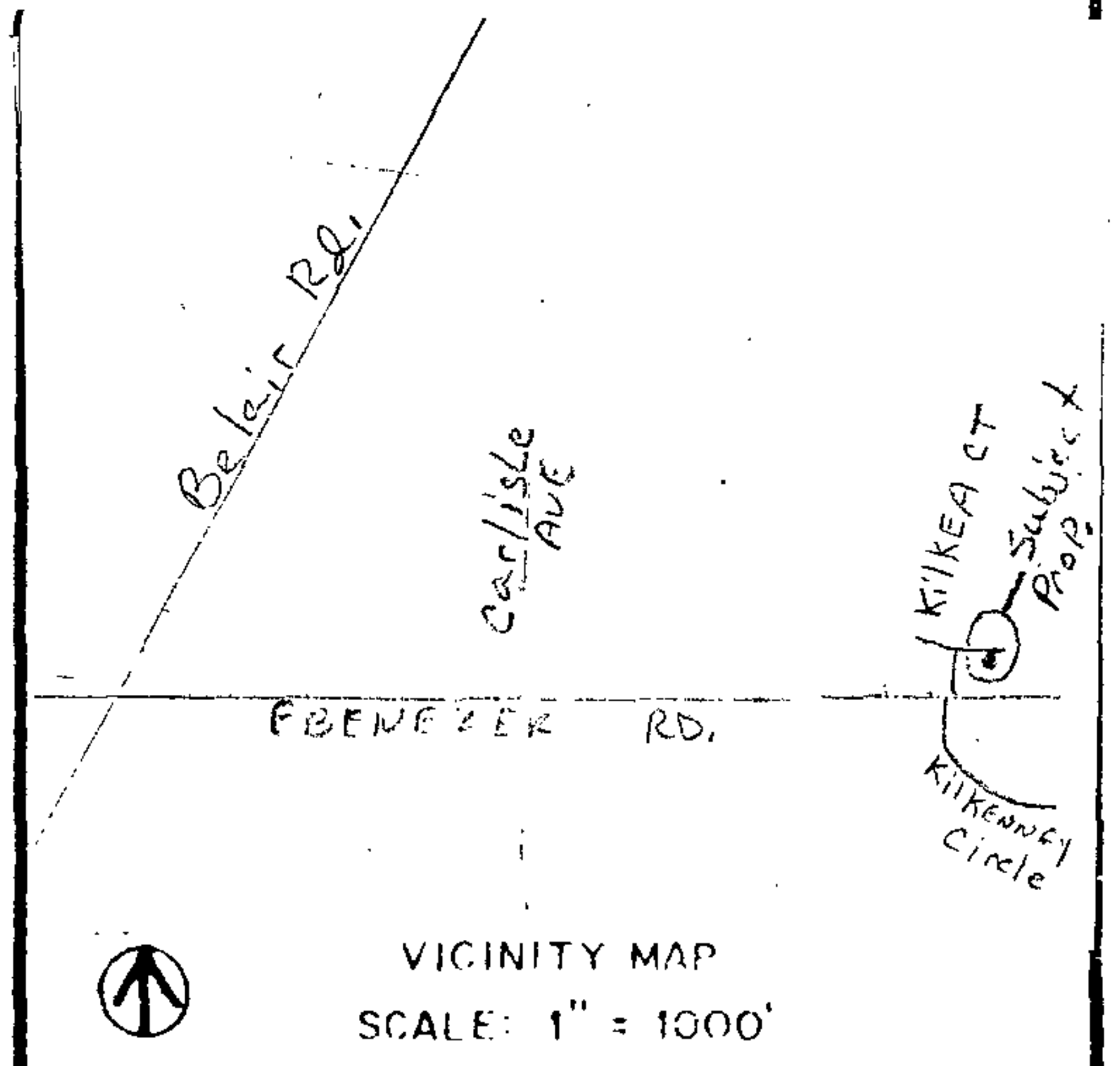
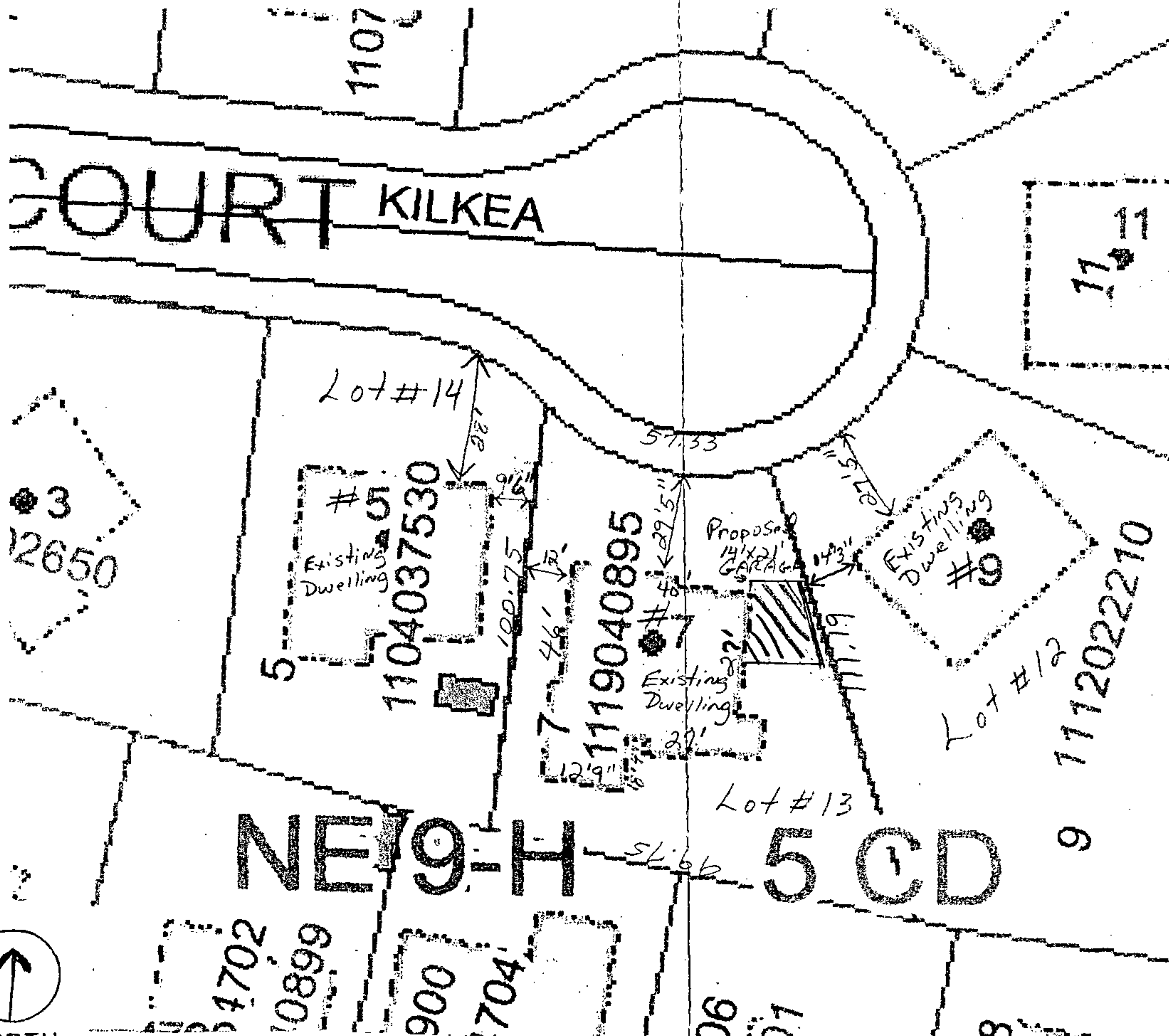
PROPERTY ADDRESS 7 KILKEA CT.

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

SUBDIVISION NAME Silvergate Village

PLAT BOOK # C.T. 33 FOLIO # 25 LOT # 13 SECTION # 1

OWNER Rocco A. Rinaldi JR, Janet M. Rinaldi



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 5

1" = 200' SCALE MAP # 07282

ZONING DR 5.5

LOT SIZE .23 ACREAGE 8323 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	<u>YES</u>	<u>80-110-A</u> <u>98-209-A</u>

ZONING OFFICE USE ONLY

REVIEWED BY JCM ITEM # 08-155-A CASE #



DRAWN BY

SCALE OF DRAWING: 1" = 33 1/3'

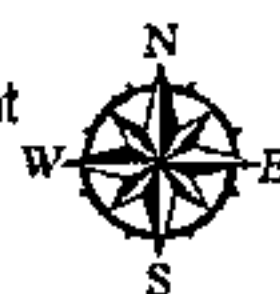
7 Kilkea Ct



DQ Map Notes



Publication Date: August 31, 2007
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



100 0 100
 Feet
 1 inch equals 100 feet



BALTIMORE COUNTY
OFFICE OF THE ZONING COMMISSIONER
COUTY COURTS BUILDING
401 BOSLEY ROAD, SUITE 405
TOWSON, MD 21204

Phone: 410-887-3868

Fax: 410-887-3468

F A X C O V E R S H E E T

DATE: 11-7-07

NO. OF PAGES INCLUDING COVER SHEET: 5

TO:

Roc Rinaldi

FROM:

Patti

PHONE: _____

FAX NO.: 410 614 8872

MESSAGE:

The signed Order for Case 08-155-A
is attached. The "hard copy" will
follow in the mail.

REMARKS: ☒ URGENT ☐ FOR REVIEW ☐ REPLY ASAP ☐ PLEASE COMMENT

☐ PLEASE REPLY ☐ PLEASE RECYCLE

MODE = MEMORY TRANSMISSION

START=NOV-07 12:40

END=NOV-07 12:41

FILE NO.=453

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001	OK	2	94106148972	005/005	00:00:58

-ZONING COMMISSIONER OFF M-

- ***** -

410 887 3468- *****



BALTIMORE COUNTY
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Phone: 410-887-3868

Fax: 410-887-3468

FAX COVER SHEET

DATE: 11-7-07

NO. OF PAGES INCLUDING COVER SHEET: 5

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FROM:

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☐ PLEASE REPLY ☐ PLEASE RECYCLE



BALTIMORE COUNTY
MARYLAND

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OFFICE OF THE ZONING COMMISSIONER
COUTY COURTS BUILDING
401 BOSLEY ROAD, SUITE 405
TOWSON, MD 21204

Phone: 410-887-3868

Fax: 410-887-3468

FAX COVER SHEET

DATE: 10-30-07

NO. OF PAGES INCLUDING COVER SHEET: 2

TO:

Roc Rinaldi

FROM:

Patu

PHONE: 410-502-4428

FAX NO.: 410-614-8872

MESSAGE:

Case 08-155-A
Suggest that you speak with Donnell
Zeigler about your situation and
the hardship. Perhaps he can remove
comments.

REMARKS: ☐ URGENT ☒ FOR REVIEW ☐ REPLY ASAP ☐ PLEASE COMMENT

☐ PLEASE REPLY ☐ PLEASE RECYCLE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 24, 2007

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

SUBJECT: 7 Kilkea Court

RECEIVED
OCT 26 2007

INFORMATION:

Item Number: 8-155

BY:

Petitioner: Rocco A. Rinaldi

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning **does not** support the petitioner's request. The existing dwelling is only one story above ground at the street level due significant slopes that slope away from the street. A garage addition would have to be two stories to make up for the grade change of the slope that immediately slopes down at the front façade of the house. This addition would have a negative impact on the adjacent property especially with a 0 foot setback.

While there are other garages within the same cul-de-sac, the garages are detached and are located out of view from the street. This proposed garage would be attached and in plain view of the street and would also leave no chance to screen the garage from the adjacent neighbor.

For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Reviewed by:



AFK/LL: CM

From: Patricia Zook
To: Matthews, Kristen
Date: 10/29/2007 3:29:11 PM
Subject: Case No. 08-155-A - 7 Kilkea Court - schedule a hearing

Hi Kristen -

Please see the attached memo regarding this administrative variance case which should be scheduled for a hearing. This case closed on 10-22-07.

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

CC: Wiley, Debra

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: October 29, 2007

TO: Kristen Matthews
Dept. of Permits & Development Mgmt.

FROM: Patricia Zook, Legal Secretary to
Thomas Bostwick, Deputy Zoning Commissioner

RE: Petition for Administrative Variance
Case No. 08-155-A – 7 Kilkea Court

After a review of the above-captioned case file and comments received from the Office of Planning dated October 24, 2007, Tom Bostwick has requested that this case be set in for a public hearing.

We are returning the file to you for further processing, i.e., notifying the Petitioner, posting of hearing notices, etc. Per Tom, the County is to post and advertise the hearing.

Please notify Donnell Zeigler, with the Office of Planning, when the hearing is scheduled.

Thank you for your attention and cooperation in this matter.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 24, 2007

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

SUBJECT: 7 Kilkea Court

RECEIVED
OCT 26 2007

INFORMATION:

Item Number: 8-155

BY:

Petitioner: Rocco A. Rinaldi

Zoning: DR 5.5

Requested Action: Administrative Variance

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For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Reviewed by:



AFK/LL: CM

Patricia Zook - Comments Needed for Administrative Variances

From: Patricia Zook
To: Murray, Curtis
Date: 10/24/2007 9:51:54 AM
Subject: Comments Needed for Administrative Variances

Hello Curtis -

We need Planning comments for the following administrative variance cases:

08-155-A, located at 7 Kilkea Court
08-154-A located at 17 Fox Brier Lane
08-149-A located at 7240 Sollers Point Road
08-145-A located at 5404 Overlook Circle

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: October 11, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 15, 2007
Item No. 08-155

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The petitioner is reminded that in doing this construction, runoff may not be directed onto the adjacent property unless the adjacent property owner gives his permission.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 08-155-10112007.doc



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

October 11, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 8, 2007

Item Number: Item Number 136,145,146,147,148,149,150,151,152,154,155,158
159 and 161

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: OCTOBER 15, 2007

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 8-155-A
7 KILKEA COURT
RINALDI PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-155-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,



for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: October 24, 2007

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

SUBJECT: 7 Kilkea Court

INFORMATION:

Item Number: 8-155

Petitioner: Rocco A. Rinaldi

Zoning: DR 5.5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

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For further information concerning the matters stated here in, please contact Donnell Zeigler at 410-887-3480.

Reviewed by:



AFK/LL: CM

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