

*(One)
Plot (two) of Ridgfield*

PETITION FOR VARIANCE TO ZONING REGULATIONS

3736-V

IN THE MATTER OF :

Felton Land Company

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

FOR Variance to the Zoning Regulations
To the Zoning Commissioner of Baltimore County

Felton Land Company LEGAL OWNER
of the properties hereinafter described hereby petition for Variances
to the Zoning Regulations of Baltimore County.

The Zoning Regulations to be excepted areas follows:

1 R-6 Zone - Residence, One and Two-Family, Section 211-Area Regulations
Sub. Par. 211.2, Front Yard: For dwellings, the front building line
shall be not less than 25 feet from the front lot line and not less
than 50 feet from the center line of the street

The Reason for Variance: To permit a front yard setback of 23.9 feet
instead of the required 25 feet. (first parcel)
To permit front yards of 19.6 and 22.2 feet
instead of the required 25 feet. (second and third parcels)

2 Section 211 - Area Regulations, Sub. Par. 211.3, Side Yards: For one-
family dwellings, 8 feet wide for one side yard and not less than 20
feet for the sum of both

The Reason for Variance: To permit a side yard of 7.3 feet instead of
the required 8 feet. (fourth parcel)

Property situate:

First Parcel: All that parcel of land in the Ninth District of
Baltimore County, on the west side of Tenbury Road, beginning 87 feet
south of Ridgfield Road; thence southerly and binding on the west side
of Tenbury Road 67.48 feet; thence south 50 degrees 39 minutes west 122.52
feet; thence northerly 97.32 feet; thence north 65 degrees 01 minutes
east 102.67 feet to place of beginning. Being lot #8 Section "F" plat
of Ridgfield.

Second Parcel: All that parcel of land in the Ninth District of
Baltimore County, on the east side of Tenbury Road, beginning 72 feet
south of Weston Court; thence southerly and binding on the east side of
Tenbury Road 88.03 feet; thence north 23 degrees 31 minutes east 119.16
feet; thence north 81 degrees 43 minutes east 50.04 feet; thence south
44 degrees 57 minutes west 92 feet to place of beginning. Being lot #20
Section CD plat of Ridgfield.

Third Parcel: All that parcel of land in the Ninth District of
Baltimore County, on the east side of Tenbury Road, beginning 161 feet
south of Weston Court; thence southerly and binding on the east side of
Tenbury Road 79.30 feet; thence north 8 degrees 11 minutes east 132.43
feet; thence south 83 degrees 31 minutes west 26.94 feet; thence North
81 degrees 43 minutes west 23.62 feet; thence South 25 degrees 39 minutes
west 119.16 feet to place of beginning. Being lot #19 Section CD plat
of Ridgfield.

4-516WS (94)

February 3, 1956

\$44.00

RECEIVED of George William Stephens, Jr. and Associates,
Inc., the sum of Forty-Four (\$44.00) dollars, being cost of
petition for Variance to the Zoning Regulations, advertising
and posting property, West side of Tenbury Road, beginning
87 feet south of Ridgfield Road, 9th District of Baltimore
County.

Zoning Commissioner
of Baltimore County

HEARINGS

Monday, February 20, 1956
at 1:00 P. M.

Board Room in the basement
of the Board Building
Township of Maryland

cos. Felton Land Company
Comptroller

Received \$44.00
H. H. Harrison
2/3/56

RECEIVED
FEB 3 1956
COMPTROLLER'S OFFICE

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Township, Maryland

H 3736

District: 9th Date of Posting: 2-8-56
Posted for: 4th day of February
Petitioner: Felton Land Company
Location of property: West side of Tenbury Road, beginning 87 feet south of
Ridgfield Road, 9th District of Baltimore County
Location of Signs: On Tenbury Road, on both sides of road, at the intersection
of Tenbury Road and Ridgfield Road, and on the east side of Tenbury Road, at the
intersection of Tenbury Road and Weston Court.
Remarks: To permit a front yard setback of 23.9 feet instead of the required 25 feet.
(first parcel)
To permit front yards of 19.6 and 22.2 feet instead of the required 25 feet.
(second and third parcels)
To permit a side yard of 7.3 feet instead of the required 8 feet.
(fourth parcel)

Posted by: George W. Stephens, Jr. Date of return: 2-8-56

Fourth - Parcel: All that parcel of land in the Ninth District of
Baltimore County, on the east side of Longbrook Road, beginning 325
feet south of Felton Road; thence southerly and binding on the east
side of Longbrook Road 65 feet; thence north 58 degrees 13 minutes
east 130.5 feet; thence north 19 degrees 17 minutes west 5.55 feet;
thence north 35 degrees 31 minutes west 87.13 feet; thence south 55
degrees 18 minutes west 115.2 feet to place of beginning. Being lot
#9 Section 3 plat of Ridgfield.
All lots as shown on plats filed with the Zoning Departments.

FELTON LAND COMPANY
By *George W. Stephens, Jr.*
Legal Owner Vice-President

ADD: 334 15 W. Secabaga St.

ZONE 2

ORDERED by the Zoning Commissioner of Baltimore County
this 17th day of January, 1956, that the subject matter of
this property be advertised in a newspaper of general circulation
throughout Baltimore County and that the property be posted, as re-
quired by the Zoning Regulations and Act of Assembly aforesaid,
and that a public hearing thereon be had in the office of the
Zoning Commissioner of Baltimore County, Maryland, on the 20th
day of February, 1956, at 1:00 p. m.

Zoning Commissioner
of Baltimore County

Upon hearing on petition for variances to the Zoning Regula-
tions for Baltimore County as set forth in the within petition
and it appearing that said Regulations would result in practical
and unnecessary hardship upon the petitioner and the requested
variances would result in substantial injury to the public health, safety and general welfare of the community, the
petition, therefore, should be granted.

It is this 20th day of February, 1956, ORDERED by the
Zoning Commissioner of Baltimore County that the variances
as and the same are hereby granted permitting setbacks less than
25 feet on the following lots:

Lot No. 8, Section "F"; Lot No. 20, Section "CD" and
Lot No. 19, Section "CD".

On lot No. 9, Section "F" a sideback setback of less
than 8 feet is permitted.

All the above lots shown on plat of Ridgfield filed
with the Zoning Department, also recorded on plats 1 and 2 of
Ridgfield.

George W. Stephens, Jr.
Zoning Commissioner
of Baltimore County



NOTICE OF PENDING HEARING
The public is hereby notified that
a petition for variance to the zoning
regulations of Baltimore County has
been filed with the Zoning Department
of Baltimore County, and that a public
hearing thereon will be held on the
20th day of February, 1956, at 1:00
p. m., in the Board Room in the basement
of the Board Building, Township of
Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 10, 1956

THIS IS TO CERTIFY, That the annexed advertisement
was published in THE UNION NEWS, a weekly newspaper
printed and published in Towson, Baltimore County, Md. once
in each of two successive weeks before the 20th
day of February 1956, the first publication
appearing on the 3rd day of February
1956.

THE UNION NEWS

W. J. K.
Manager

MICROFILMED

CERTIFICATION:
Certification is hereby made that houses
known as #12 to #11, #27 to #25, #10, #20, #22 and #23 Tenbury Rd.
#103, #115, #117, and #118 to #112 Longbrook Road
are located as shown.

James A. Marshall
Dec 27 1955
Reg No 2008



CERTIFICATION PLAT
PLAT TWO
RIDGEFIELD
BALTIMORE COUNTY, MD. ELECTION DISTRICT NO. 3
SCALE 1/4" = 50 FT.
DECEMBER 1955
REVISED JAN 4, 1955
George William Stephens, Jr.
and Associates, Inc.
Engineers
5 McCurdy Avenue
Towson, Maryland