

3954 ✓
3954 ✓
PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF :
: BEFORE THE
: ZONING COMMISSIONER
: OF BALTIMORE COUNTY
Ira C. Rigger :
:

For Variance to the Zoning Regulations
To the Zoning Commissioner of Baltimore County.

Ira C. Rigger Legal Owner
of the property hereinafter described hereby petition for a Variance to the
Zoning Regulations of Baltimore County.

The Regulations to be accepted are as follows:

1. Section 217A - Rear Yard - Not less than 30 feet from any building to the rear property line.
2. Section 217C - Offstreet Parking - Not more than 50% of any yard area may be used for parking.

The Reasons for Variance:

1. To permit a rear yard of 15 feet instead of the required 30 feet.
2. To permit using more than 50% of front yard for offstreet parking than required 50%.

Property situated:

All that parcel of land in the Ninth District of Baltimore County on the North side of Pennsylvania Avenue, beginning 260 feet East of Fairmount Avenue, thence Easterly and thence on the North side of Pennsylvania Avenue, 202.27 feet; thence North 18 degrees 02 minutes East, 136.6 feet; thence North 63 degrees 07 minutes West, 63.2 feet; thence South 50 degrees 09 minutes West, 136 feet; thence South 66 degrees 17 minutes West, 159.74 feet; thence South 21 degrees 20 minutes West, 45.45 feet; thence South 71 degrees 39 minutes East, 50 feet; thence South 21 degrees 20 minutes West, 200 feet to the place of beginning, as shown on plat plan filed with the Zoning Department, being property of

Ira C. Rigger
Legal Owner

1103 1/2 E. Pennsylvania Ave., Towson, Md.
Address

11A C. RIGGER
11/2 E. Pennsylvania Avenue, Towson, Md. 21286
3954 ✓

ORDERED BY the Zoning Commissioner of Baltimore

County this 1st day of October, 19 56,
that the subject matter of this petition be advertised in
a newspaper of general circulation throughout Baltimore
County and that the property be posted, as required 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 31st
day of October, 19 56, at 1:00 o'clock
P. M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition for a Variance to the
Zoning Regulations to permit a rear yard of 15 feet instead of the
required 30 feet and to permit using more than 50% of front yard
for offstreet parking than the required 50%, by reason of the
location of said tract and the granting of the variance will not
be detrimental to the health, safety, and general welfare of the
community, the petition for the variance requested should be
granted, therefore:

It is this 16th day of November, 1956, by the Deputy
Zoning Commissioner of Baltimore County, ORDERED that the aforesaid
variance, the first, to permit a rear yard of 15 feet instead of
the required 30 feet, and, second, to permit using more than 50%
of the front yard for off-street parking than the required 50%,
be and the same is hereby granted.

George R. Limis
Deputy Zoning Commissioner
of Baltimore County

Department of Public Works

BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

From GEORGE R. LIMIS October 30, 1956
To CHARLES L. FAITHFUL
Subject Zoning Variance
(Notice of Zoning Hearing #3954-1)

This office has received the following comments from the Office of
Planning on the above referenced variance:

OFFICE OF PLANNING COMMENTS

- 1) We have no objection to voice with respect to the granting of a
variance to the rear yard setback or the use of more than
50 percent of the front yard for off-street parking.

The opportunity for people to live in dwellings with adequate
facilities and amenities is a fundamental goal of this office.
The petitioner's apartment project represents one of the first
attempts here in redeveloping a slum area for residential use
by private enterprise. We are in favor of it.

The feasibility of the project is limited by the zoning
requirements to which variances have been petitioned for. A
hardship condition is created whereby the highest and best
use of the property cannot be attained if full compliance with
the requirements of the apartment (RA) zone is not waived.
Furthermore, the effectuation of the apartment project would
result in great benefit to the general public safety, welfare,
health and morals by creating better living conditions than
now exist in the area. We hope that the petitioner's
example will be followed by the redevelopment or renewal of
adjacent properties.

This office must also hold the developer for widening of the street
for an additional 100 feet (50) for the length of the property. This item
shall be presented to Ira C. Rigger, incorporated along with the comments on
the building application.

George R. Limis
GEORGE R. LIMIS
Chief - Permit Section

OR:als
Cc: Mr. Sterling (St. Zoning Planning Minutes)

Permit set up for 30' set on 50' right of way.

September 25, 1956

\$25.00

RECEIVED of Ira C. Rigger, Inc., petitioner, the
sum of Twenty-five (\$25.00) dollars, being cost of
petition for Variance to the Zoning Regulations, adver-
tising, and posting property on the North side of
Pennsylvania Avenue, beginning 260 feet East of Fairmount
Avenue, Ninth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, October 17, 1956
at 3:00 P. M.

Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

01.623-#10.00
01.623-#15.00
77W

October 25, 1956

\$5.30

RECEIVED of Ira C. Rigger, petitioner, the sum
of Fifteen (\$15.00) dollars, being cost of advertising
and posting the property on the North side of Pennsylvania
Avenue, beginning 260 feet East of Fairmount Avenue, Ninth
District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

NOTICE OF PUBLICATION

3954 ✓
OCT 17 1956

TOWSON, MD., OCTOBER 17, 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 31st
day of October, 1956, the first publication
appearing on the 14th day of October,
1956.

The UNION NEWS
Manager

By Order
George R. Limis
Deputy Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., OCTOBER 17, 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 31st
day of October, 1956, the first publication
appearing on the 14th day of October,
1956.

The UNION NEWS
Manager

FROM
Union News

CERTIFICATE OF PUBLICATION

OF
Zoning Hearing Ninth Dist.

Filed 1956.

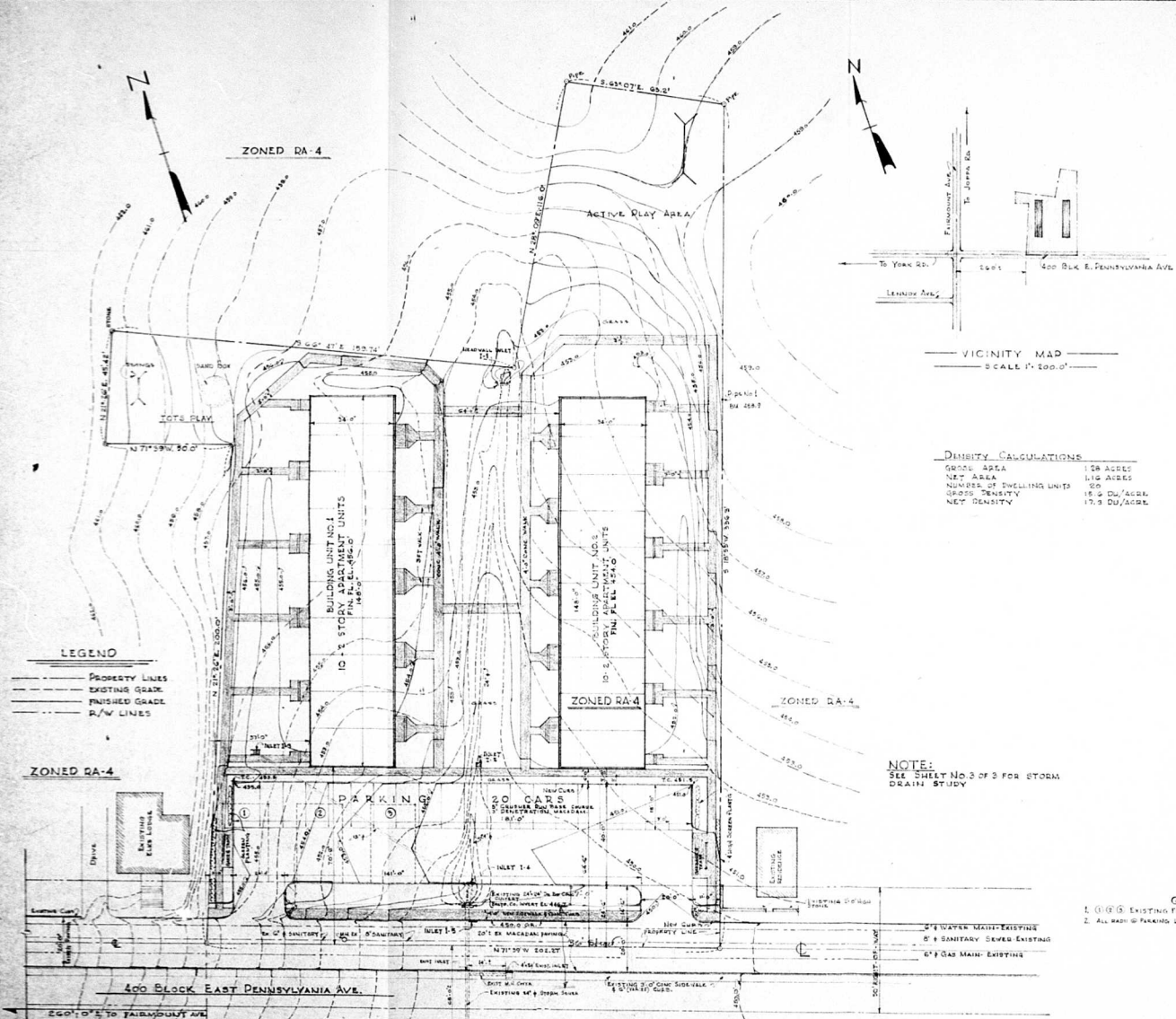
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3954

District 9th Date of Posting 10-17-56
Posted for: Variances to Zoning Regulations
Petitioner: Ira C. Rigger
Location of property: 9th of Pennsylvania Ave. by 25th E. of Government Ave.
etc. See Plat
Location of Signs: North side of Penn. Ave. 25th E. of Government Ave.
Remarks:
Posted by: George R. Limis Date of return: 10-18-56

01.623-#10.00
01.623-#15.00

RECEIVED
OCT 25 1956
COMPTROLLER'S OFFICE
77W



ZONED RA-4

ACTIVE CLAY AREA

VICINITY MAP
SCALE 1" = 200.0'

DENSITY CALCULATIONS

GROSS AREA	1.58 ACRES
NET AREA	1.16 ACRES
NUMBER OF DWELLING UNITS	20
GROSS DENSITY	16.5 DU/ACRE
NET DENSITY	17.3 DU/ACRE

LEGEND

- PROPERTY LINES
- - - EXISTING GRADE
- FINISHED GRADE
- R/W LINES

ZONED RA-4

NOTE:
SEE SHEET NO. 3 OF 3 FOR STORM
DRAIN STUDY

- GENERAL NOTES
- EXISTING FRAME HOUSES TO BE REMOVED FROM PROPERTY.
 - ALL BATHS PERMITS LET-11-G.

PLOT PLAN

SCALE 1" = 20.0'
CONTOUR INTVL 1'-0" - BALTO CO. DATUM.

EAST TOWSON REDEVELOPMENT CORP TOWSON, MARYLAND		DATE: JAN 22 '56	SHEET NO. 3
APARTMENTS 400 BLOCK EAST PENNSYLVANIA AVE TOWSON, MARYLAND		SCALE: AS SHOWN	SHEET NO.
PLOT PLAN & VICINITY MAP		DESIGNED BY: R. V. CHRYNIV	
IRA C. RIGGED, INC. GENERAL CONTRACTORS TOWSON, MD.			