

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF
Howard L. Hoffman

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

Howard L. Hoffman LEGAL OWNER

of the property hereinafter described hereby petition for a Variance to the Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted as follows:

Section 205.3 - Side Yards - For Dwellings, 15 feet wide

To permit a side yard of 6.95 feet instead of the required 15 feet.

Property situated

See Attached description

ATTORNEY'S ADDRESS

ATTORNEY



1-SIGN

PETITION FOR VARIANCE

CERTIFICATE OF PUBLICATION

ZONING DEPARTMENT

THIS IS TO CERTIFY, That the annexed advertisement was published in the COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 26th day of April, 1961, the first publication appearing on the 6th day of April, 1961.

The COUNTY Paper, Inc.
Manager.

ORDERED by the Zoning Commissioner of Baltimore County this 13th day of March, 1961, that the subject matter of this petition be advertised in two newspapers 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 26th day of April, 1961, at 2:00 o'clock P. M.

Zoning Commissioner of Baltimore County

Upon hearing on the above petition for a variance to Section 205.3 of the Zoning Regulations to permit a side yard of 6.95 feet instead of the required 15 feet, and it appearing that the Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and a variance to said Regulations would grant relief without substantial injury to the health, safety and the general welfare of the locality involved, the variance should be granted, therefore:

It is this 27th day of April, 1961 by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid variance should be and the same is hereby granted which permits a side yard of 6.95 feet instead of the required 15 feet.

Zoning Commissioner of Baltimore County

PETITION FOR A ZONING VARIANCE

CERTIFICATE OF PUBLICATION

ZONING DEPARTMENT

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 26th day of April, 1961, the first publication appearing on the 6th day of April, 1961.

THE JEFFERSONIAN
Manager.

CERTIFICATE OF PUBLICATION

ZONING DEPARTMENT

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 26th day of April, 1961, the first publication appearing on the 6th day of April, 1961.

THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$.....

MULLER, RAPHEL & ASSOCIATES, INC.
PROFESSIONAL ENGINEERS - LAND SURVEYING - ENGINE CONSULTANTS
201-209 COWLEY AVE. TOWSON, MD. 21204
VALLEY 3-3908

LOT 13 MINERANK

BEGINNING for the same at a point on the South side of RYEGATE ROAD (50' wide) said point of beginning being also at the division line between lots #12 and #13 as shown on Plat 2 Section 2 of MINERANK and recorded among the land records of Baltimore County in Plat Book 26 folio 68 running thence and binding on the South side of aforesaid RYEGATE ROAD N-89-54-00-E 100.00 feet to the division line between lots #13 and #14 as shown on aforesaid plat thence leaving aforesaid RYEGATE ROAD and binding on the division line between lots #13 and #14 S-1-06-00-W 200.00 feet to the division line between lots #13 and #23 and #24 as shown on the aforesaid plat running thence and binding on part of the division line between lots #13 and #24 S-88-54-00-E 100 feet to the division line between lots #12 and #13 as shown on the aforesaid plat running thence and binding on the division line between lots #12 and #13 N-1-06-00-E 200.00 feet to the place of beginning.

BEING lot #13 as shown on Plat 2 Section 2 of MINERANK and recorded among the land records of Baltimore County in Plat Book 26 folio 66.

Engel F. Raphael

LAND SURVEYS • LOTS • FARMS • BOUNDARY • TOPOGRAPHICAL • LOCATION • SUBDIVISIONS • ROADS • UTILITIES • DRAINAGE • SEWER • WATER • MAPS • ZONING CONSULTATION • CONTRACTORS SERVICE • TESTIMONY

OFFICE OF PLANNING

Inter-Office Correspondence

From George E. Gayrelis, Deputy Director April 12, 1961
To John S. Rose, Zoning Commissioner
Subject #5247 - Variance to permit side yard of 6.95' instead of required 15' S/S Ryegate Road 733.47' to Cowpens Ave.
Howard Hoffman

9th District 4/26/61 2:00 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Variance and has the following advisory comment to make:

1. Section 301.1 of the regulations provide that carports, porches, etc., with or without roofs, if attached to the main dwelling, they extend 25% into any minimum yard. The present side yard scales 28 feet. The Zoning Regulations would require a minimum side yard of 15 feet. Depending upon the nature of the proposed addition, the regulations would make possible extension of carport to within 11.25 feet of the side lot line. Inasmuch as the planning staff is not knowledgeable with respect to the proposed addition, it makes no specific comment, pro or con, on the variance being sought. However, it would appear that the petitioner should have exhausted all of the remedies within the regulations including Section 301.1 prior to seeking the variance. It appears also, that the petitioner should have exhausted other possibilities of providing the proposed addition, either to the rear of the house or in a manner which would at least reduce the extent of the variance being sought.

GBD:bs



INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 4532

DATE 2/7/61

TO: Howard L. Hoffman
1111 Ryegate Road
Towson 4, Maryland

BILLED BY: Zoning Department of Baltimore County

DEBIT TO ACCOUNT NO.	01662	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Petition for a Variance		25.00
		25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 466

DATE 5/2/61

TO: Mr. Howard L. Hoffman
1111 Ryegate Road
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

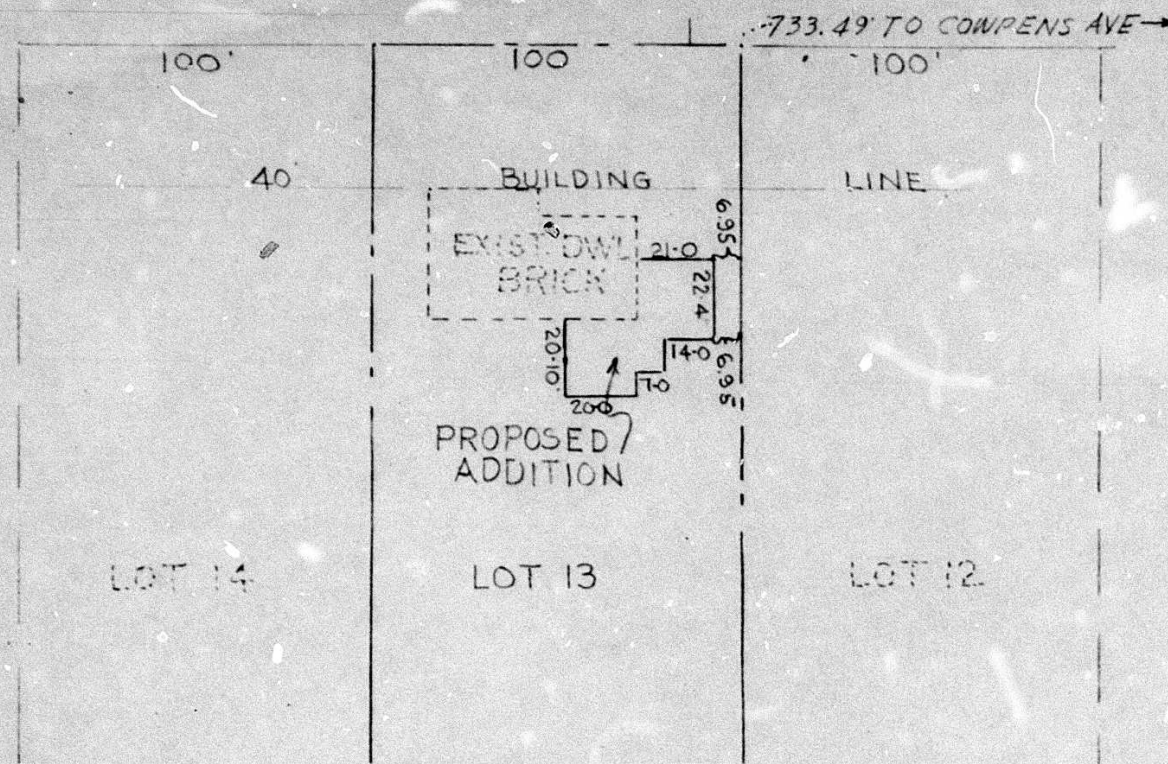
DEBIT TO ACCOUNT NO.	01662	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Advertising and posting of your property		29.50
		29.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

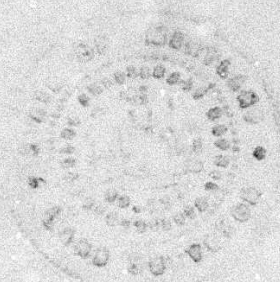
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 4-6-61
Posted for: Howard L. Hoffman
Petitioner: Howard L. Hoffman
Location of property: 1111 Ryegate Road, 733.47' to Cowpens Ave.
Mr. Howard Hoffman, 1111 Ryegate Road
Location of Sign: Posted on property between 1111 Ryegate Road
Remarks: See Remarks
Posted by: George R. Hoffman Date of return: 4-7-61

RYEGATE RD ROAD



MULLER, RAPHEL & ASSOCIATES, INC.
REG. ENGINEERS & SURVEYORS
201 COURTLAND AVE.
TOWSON 4, MARYLAND



APPLICATION FOR VARIANCE
9TH ELECT. DIST. BALTO. CO., MD.
SCALE: 1"=50'
MAR. 8, 1961

