5878-V

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

5878-V

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Andrew Bonthron, Jr. legal owner 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 205.3 To permit West side yard of 9' instead of the required 15'

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

PRACTICAL DIFFICULTY TO CONSTRUCT TWO CAR GARAGE WITH LESS THAN 20'7" WIDTH. THIS WIDTH WOULD TAKE BUILDING LINE TO 9' FROM PROPERTY LINE INSTEAD OF 15' REQUIRED BY SECTION 205.3

See Attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Andrew Bonthron Jr.
Contract purchaser

1107 Ryegate Rd-4
Legal Owner

Address

Address

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of April 196 3, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of June 196 3 at 10:00 o'clock A. M.

John G. Rose
Zoning Commissioner of Baltimore County

(over)

#5878-V
Andrew Bonthron, Jr.
Located S. side Ryegate Rd. 383.27' E. of Green Acre Road
9th

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the granting of the variance requested would grant relief to the petitioner without substantial injury to the public health, safety and the general welfare of the locality involved,

the above Variance should be had; ~~and it further appearing that by reason of~~

a Variance to permit a west side yard of 9 feet instead of the required 15 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of June 196 3, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, which permits a west side yard of 9 feet instead of the required 15 feet.

John G. Rose
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

tie above Variance should NOT be GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ..... day of ..... 196.... that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Located on the South Side of Ryegate Road 383.27 feet East of Green Acre Road, as shown on plat recorded among the Land Records of Baltimore County W.J.B. 2667, known as Minebank Plat 1 Section 2 Lot 15A. Being the property of Andrew Bonthron and Joan M. Bonthron, as shown on plat plan filed with the Zoning Department.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date June 14, 1963

FROM Mr. George E. Gavrelis, Deputy Director

SUBJECT #5878-V, Variance to permit a West side yard of 9 feet instead of required 15 feet. South side of Ryegate Road 383.27 feet East of Green Acre Road. Being property of Andrew Bonthron, Jr.

9th District

HEARING: Wednesday, June 26, 1963 (10:00 A.M.)

The Planning staff will offer no comment on the subject petition.

GEG:bms

TELEPHONE VALLEY 3-3000

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 17872

DATE 6-21-63

TO: Mr. Andrew Bonthron, Jr.
1107 Ryegate Road
Towson 4, Maryland

BILLED BY: Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01.622		TOTAL AMOUNT $21.00
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
—	Petition for Advertising and Posting #5878	$21.00
	PAID — Baltimore County, Md. — Office of Finance	
	6-21-63 465 * * * TRL —	21.00

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.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#5878-V

Date of Posting 6/8/63

District 9th

Posted for: HEARING WED JUNE 26 1963 AT 10:00 AM

Petitioner: ANDREW BONTHRON JR.

Location of property: S/S RYEGATE RD 383.27 E OF GREEN ACRE RD.

Location of Signs: (1) ON PROPERTY OF 1107 RYEGATE RD. APP 5' FROM MAIL BOX NEXT TO DRIVEWAY

Remarks:

Posted by Robert Lee Bull
Signature

Date of return 6/13/63

5878

PETITION FOR A ZONING VARIANCE 9TH DISTRICT

ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County to permit a West side yard of 9 feet instead of the required 15 feet.

LOCATION: South side of Ryegate Road 383.27 feet East of Green Acre Road

DATE & TIME: Wednesday, June 26, 1963 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Regulation to be excepted as follows:
Section 205.3—Side Yards—15 feet.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Ninth District of Baltimore County.

Located on the South Side of Ryegate Road 383.27 feet East of Green Acre Road, as shown on plat recorded among the Land Records of Baltimore County W.J.B. 2667, known as Minebank Plat 1 Section 2 Lot 15A. Being the property of Andrew Bonthron and Joan M. Bonthron, as shown on plat plan filed with the Zoning Department.

By Order of
JOHN G. ROSE,
Zoning Commissioner of Baltimore County

June 7.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 7, 1963

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~~ ~~successive weeks~~ ~~before the~~ 1 time before the 26th day of June 1963, the first publication appearing on the 7th day of June 1963.

THE JEFFERSONIAN,

Frank Stanton
Manager

Cost of Advertisement, $.....

DUPLICATE

PETITION FOR A ZONING VARIANCE 9TH DISTRICT

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THE JEFFERSONIAN,

Frank Stanton
Manager.

Cost of Advertisement, $.....

TELEPHONE VALLEY 3-3000

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

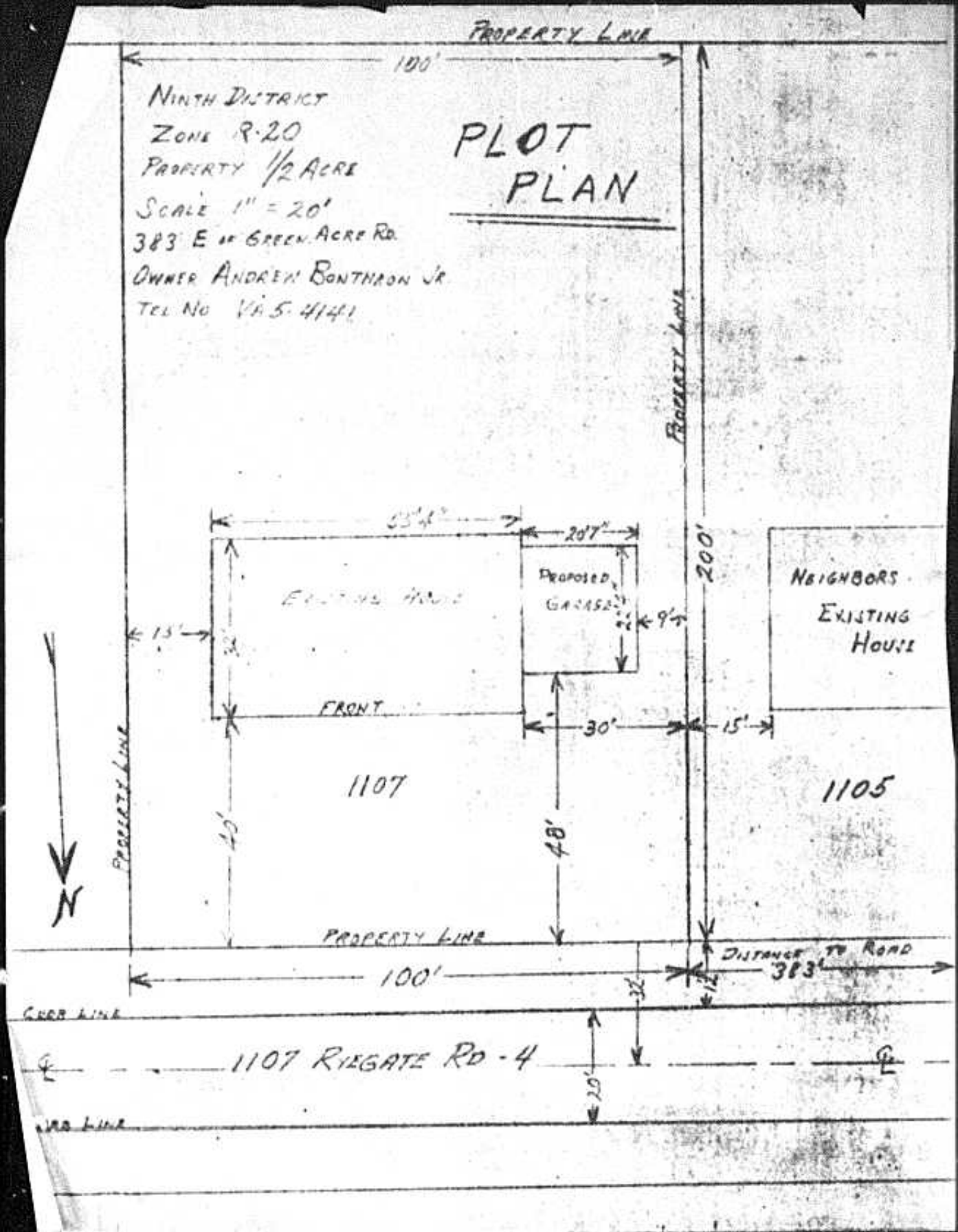
DA

To: Baltimore Federal Savings & Loan Association
Fayette & St. Paul Streets
Baltimore 2, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT $25.00
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
—	Petition for Variance for Andrew Bonthron, Jr.	25.00 —
	PAID — Baltimore County, Md. — Office of Finance	
	6-25-63 1499 * * * TRL —	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.


PROPERTY LINE
100'
NINTH DISTRICT
ZONE R-20
PROPERTY 1/2 ACRE
SCALE 1" = 20'
383' E of GREEN ACRE RD.
OWNER ANDREW BONTHRON JR
TEL NO VA 5-4141
PLOT PLAN
PROPERTY LINE
65'4"
20'7"
PROPOSED GARAGE
9'
200'
NEIGHBORS EXISTING HOUSE
13'
32'
FRONT
30'
15'
1107
1105
43'
48'
PROPERTY LINE
PROPERTY LINE
DISTANCE TO ROAD
383'
100'
12'
32'
CURB LINE
1107 RIEGATE RD - 4
20'
ROAD LINE