

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Dorothy Fordyce, his wife,
1. or we Class Y. Fordyce and Dorothy Fordyce, the legal owner of the property situated 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 202.2 (Front Yard Setback) to permit the conversion of a frame building to a dwelling with a front yard of 50 feet.

1. That the property is in an area with large lots and the contiguous property is acreage property.
2. That the price of the subject property, containing 1.18 acres, more or less, is such that it would be a financial hardship if use could not be made of the existing building and thereby effect a savings in building costs.
3. That the building will actually not face the road on the east but will face north and there will be no exits or entrances on the side facing the road where the variance is requested.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertisement, 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.

William Oliver Steinmetz Clerk
Betty Cooke Steinmetz purchaser
John B. Brown Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this 23rd day of May 1963, 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of July, 1963, at 10:00 o'clock (over)

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 and location, to deny the variances as requested would result in practical difficulty and unreasonable hardship upon the petitioner and the variances will also result to the detriment of the public health, safety and the general welfare of the locality involved, therefore:

the above Variance should be had: to permit the conversion of a frame building to a dwelling with a front yard of 50 feet, from the front property line instead of 50 feet and to permit 16.5 ft. from the center line of Ruswood Road instead of the required 75 ft.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of July, 1963, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, as described as above, subject to approval of site plan by Bureau of Public Works and the Office of Planning and Zoning.

Edward D. Hacking
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:

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of July, 1963, that the above Variance be and the same is hereby DENIED.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE
TO: Mr. John G. Rose, Zoning Commissioner Date: June 21, 1963
FROM: Mr. George E. Grevolis, Deputy Director
SUBJECT: 5904-V. Variance to permit the conversion of a frame building to a dwelling with a front yard of 6 feet 5 inches instead of the required 50 feet from the front property line; and to permit 16.5 feet from the center line of the street instead of the required 75 feet. East Being property of Class Fordyce.
9th District
REMARKS: Monday, July 15, 1963 (10:00 A.M.)
The Planning staff will offer no comment on the subject petition.

OBG:bms

DOLLENBERG BROTHERS
Licensed Professional Engineers of Land Surveys
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON 4, MD.

Moning Description
May 20, 1963
All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:
Beginning for the same at a point on the east side of Ruswood Road and running thence and binding on the east side of said road for 30 minutes west 20th feet; thence leaving said road and running East 73 minutes East 35 minutes East 103.85 feet, South 84 feet and North 65 degrees 17 minutes West 30.75 feet to the place of beginning.
Containing 1.18 Acres of land more or less.



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

No. 19203
DATE 7/11/63

TO: William O. Steinmetz
303 Tyson Street
Baltimore 1, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$25.00
01622		Advertising and posting of property for Class Y. Fordyce	35.00
			5.00

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. 17794
DATE 5/28/63

TO: William O. Steinmetz
303 Tyson Street
Baltimore 1, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$25.00
01622		Petition for a Variance for Class Y. Fordyce	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.

#5904-V
OB:271

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: June 23, 1963

Posted for: Petition for a Variance to permit the conversion of a frame building to a dwelling with a front yard of 6 feet 5 inches instead of the required 50 feet from the front property line; and to permit 16.5 feet from the center line of the street instead of the required 75 feet.

Petitioner: Class Y. Fordyce

Location of property: E/S. Ruswood Rd., 223.75 ft. of Old Court Rd.

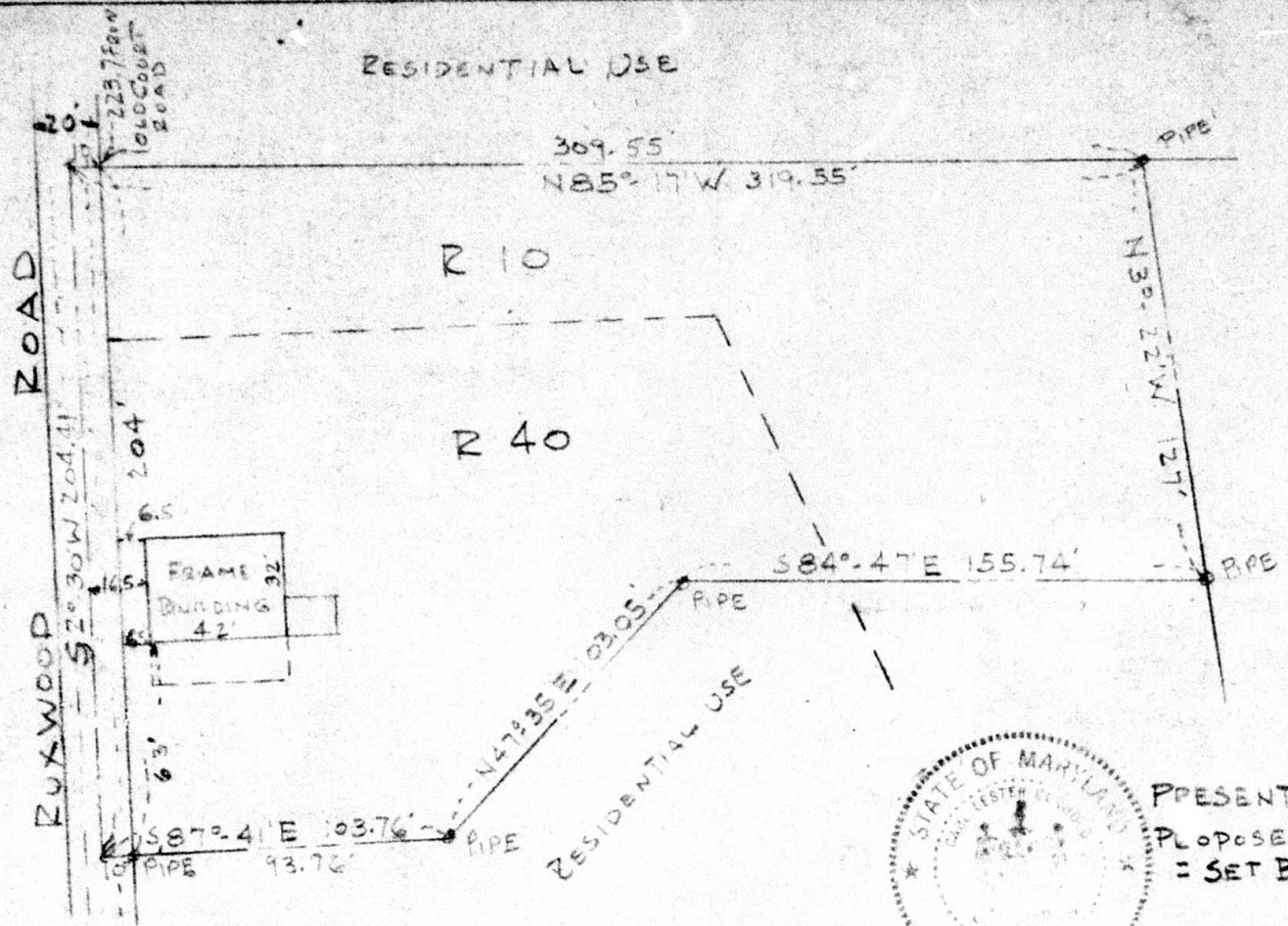
Location of Sign: On subject parcel, 16.5 ft. from center line of street, facing Ruswood Rd.

Remarks: J. G. Rose

Posted by: J. G. Rose Date of return: July 1, 1963

PETITION FOR A ZONING VARIANCE
9th District
ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County to permit the conversion of a frame building to a dwelling with a front yard of 6 feet 5 inches instead of the required 50 feet from the front property line; and to permit 16.5 feet from the center line of the street instead of the required 75 feet.
LOCATION: East side of Ruswood Road 223.75 feet South of Old Court Road.
DATE & TIME: MONDAY, JULY 15, 1963, at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Regulations to be accepted.
6.4m 2012 - Front Yard - 10 feet from the front lot line and not less than 15 feet from the center line of the street.
The Zoning Commissioner of Baltimore County, will hold a public hearing. Consistent with that part of land in the Ninth District of Baltimore County.
Beginning for the same at a point on the east side of Ruswood Road at the distance of 223.75 feet measured southerly along the east side of said road from the southeast corner of the southeast corner of the intersection of Ruswood Road and Old Court Road and running thence and binding on the east side of said road for 30 minutes west 20th feet; thence leaving said road and running East 73 minutes East 35 minutes East 103.85 feet, South 84 degrees 17 minutes West 30.75 feet to the place of beginning.
Containing 1.18 Acres of land more or less.
Being the property of Class Y. Fordyce and Dorothy Fordyce, who, as that plan filed with the Office of Planning and Zoning, Baltimore County, is shown.
BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER, BALTIMORE COUNTY
June 23, 1963

OFFICE OF THE BALTIMORE COUNTMAN
THE COMMUNITY NEWS
Ridewater, Md.
THE HERALD - ARCHUS
Colesville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.
June 20, 1963.
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTMAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week, beginning on the 1st day of July, 1963, that is to say the same was inserted in the issues of
THE BALTIMORE COUNTMAN
By Paul J. Morgan
Editor and Manager



PRESENT ZONING: R104R40
 PROPOSED ZONING CHANGE
 = SET BACK VARIANCE

PART OF THE PROPERTY
 OF
 DR CLESS Y. FORDYCE & WIFE
 LOCATED IN
 9TH DISTRICT BALTO-CO.-MD.
 1.18 ACRES ±

SCALE 1" = 50' JULY 19, 1962
 DOLLENBERG BROTHERS
 SURVEYORS & CIVIL ENGINEERS
 709 WASHINGTON AVE TOWSON MD.

NO BUILDING WITHIN 100' ON EAST SIDE RUXWOOD ROAD

