63-68-V

#6

SHERWOOD HILL BUILDERS, INC.
#63-68-V
S/S Deer Pass Ct. 318.49' E of Topsfield Rd.
8th

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 63-68-V

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Sherwood Hill Builders, Inc. 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 "Side Yard"

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

That through a mistake in the layout, the dwelling was constructed with a side yard on the East side of the lot, of 8.60 feet at the Northern corner of the house and of 11.90 feet at the Southeast corner of the house, instead of a 15 foot side yard as provided in said section. It would be impossible to move the dwelling without great financial hardship, and physically tearing down the existing construction.

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.

SHERWOOD HILL BUILDERS, INC.
Philip O. Tilghman, Pres.
Contract purchaser — Legal Owner

Address — Address 608 York Road - Towson 4, Md.

Philip O. Tilghman VA5-7150
Philip O. Tilghman — Petitioner's Attorney — Protestant's Attorney

Address 608 York Rd.-Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of July, 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 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 12th day of September, 1963, at 10:00 o'clock a.m.

JUL 22 '63
OFFICE OF PLANNING & ZONING

10:04 AM
7/22/63
1 Amp

Zoning Commissioner of Baltimore County

(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 that the granting of the Variance would grant relief to the petitioner without substantial injury to the health, safety and general welfare of the location involved.

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

for a Variance to permit 8'6" on the northern corner and 11'9" at the southeast corner instead of the required 15' should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th day of September, 1963, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit 8'6" on the northern corner and 11'9" at the southeast corner instead of the required 15'.

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 ....day of ..... 196..., that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner — Date September 6, 1963

FROM Mr. George E. Gavrelis, Deputy Director

SUBJECT #63-68-V, Variance to permit 8 feet 6 inches on the northern corner and 11 feet 9 inches at the Southeast corner instead of the required 15 feet. North side of Deer Pass Court 318.49 feet East of Topsfield Road. Being property of Sherwood Hill Builders.

8th District

HEARING: Wednesday, September 18, 1963 (10:00 A.M.)

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

GEG:bms

BLOCK "E" -- LOT NO. 11
"Dunrovin"-- Plat four

Beginning for the same at a point on the north side of Deer Pass Court 50 feet wide said point being distance 318.49 feet from the east side of Topsfield Roadthence leaving said Deer Pass Court the three following courses and distances viz: North 28 degrees 29 minutes 48 seconds East-285.56 -- South 58 degrees 00 minutes 00 seconds - 63.73 feet -- South 18 degrees 18 minutes 09 seconds West - 278.34 feet to the North side of said Deer Pass Court thence binding on north side of said Deer Pass Court with two curves the first with a curve to the right having a radius of 500.00 feet for an arc lenth 97.71 feet the second curve is to the left having a radius of 892.33 for an arc length of 15.64 to the point of beginning.

#63-68-V

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th — Date of Posting 8/3/63

Posted for: Hearing Wed. Sept. 18, 63 at 10:00 A.M.

Petitioner: Sherwood Hill Builders, Inc.

Location of property: N/S of Deer Pass Ct. 318.49' from the E/S of Topsfield Rd.

Location of Signs: Approx. 30 ft from Dwelling, Topsfield Rd. approx. 15 ft from future Deer Pass St.

Remarks: Deer Pass Ct. & Topsfield Rd. are paper streets

Posted by Richard Barnhart — Signature — Date of return 8/5/63

* The only ones that could see this sign is the people that are buying these houses

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TELEPHONE VALLEY 3-3000

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

No. 20113
DATE 9/12/63

To: Philip O. Tilghman, Esq. 608 York Rd. Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622 — DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT $33.00
QUANTITY		COST
—	Advertising and posting of property for Sherwood Hill Builders #63-68-V	33.00
		33.00

9-12-63 3783 * * * 33.00

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.

PETITION FOR A ZONING VARIANCE
8th District

ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County to permit 8 feet 6 inches on the northern corner and 11 feet 9 inches at the southeast corner instead of the required 15 feet.

LOCATION: Northside of Deer Pass Court 318.49 feet from the east side of Topsfield Road.

DATE & TIME: WEDNESDAY, SEPTEMBER 18, 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 Yard - 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 Eighth District of Baltimore County.

Beginning for the same at a point on the north side of Deer Pass Court 50 feet wide said point being distance 318.49 feet from the east side of Topsfield Road thence leaving said Deer Pass Court the three following courses and distances viz: North 28 degrees 29 minutes 48 seconds East - 285.56 -- South 58 degrees 00 minutes 00 seconds-- 63.73 feet -- South 18 degrees 18 minutes 09 seconds West -- 278.34 feet to the North side of said Deer Pass Court thence binding on north side of said Deer Pass Court with two curves the first with a curve to the right having a radius of 500.00 feet for an arc length 97.71 feet the second curve is to the left having a radius of 892.33 for an arc length of 15.64 to the point of beginning.

Being the property of Sherwood Hill Builders, Inc. as shown on plat plan filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE,
ZONING
COMMISSIONER OF
BALTIMORE COUNTY

Aug. 30

ORIGINAL

63-68

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS Reisterstown, Md.
~~THE COMMUNITY PRESS Owings Mills~~
THE HERALD - ARGUS Catonsville, Md.

No. 1 Newburg Avenue — CATONSVILLE, MD.

Sept. 3, 1963.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week ~~successive weeks~~ before the 3rd day of September, 1963, that is to say the same was inserted in the issues of August 30, 1963.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
~~Editor and Manager~~

TELEPHONE VALLEY 3-3000

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

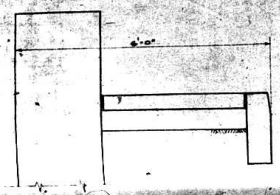
No. 19217
DATE 9/22/63

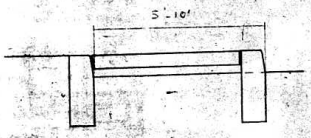
To: Sherwood Hill Builders, Inc. 608 York Road Towson 4, Md.

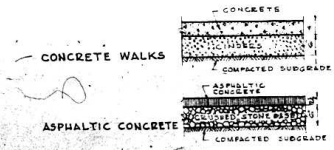
BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622 — DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT $25.00
QUANTITY		COST
—	Petition for Variance for Sherwood Hill Builders, Inc.	25.00
	PAID — Baltimore County, Md. — Official Receipt	
	9-23-63 3783 * 19217* TEP—	25.00

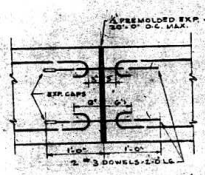
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.



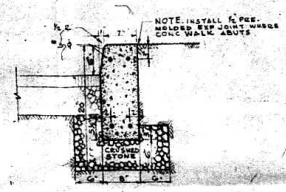




PAVEMENT SECTIONS



EXPANSION JOINT DETAIL



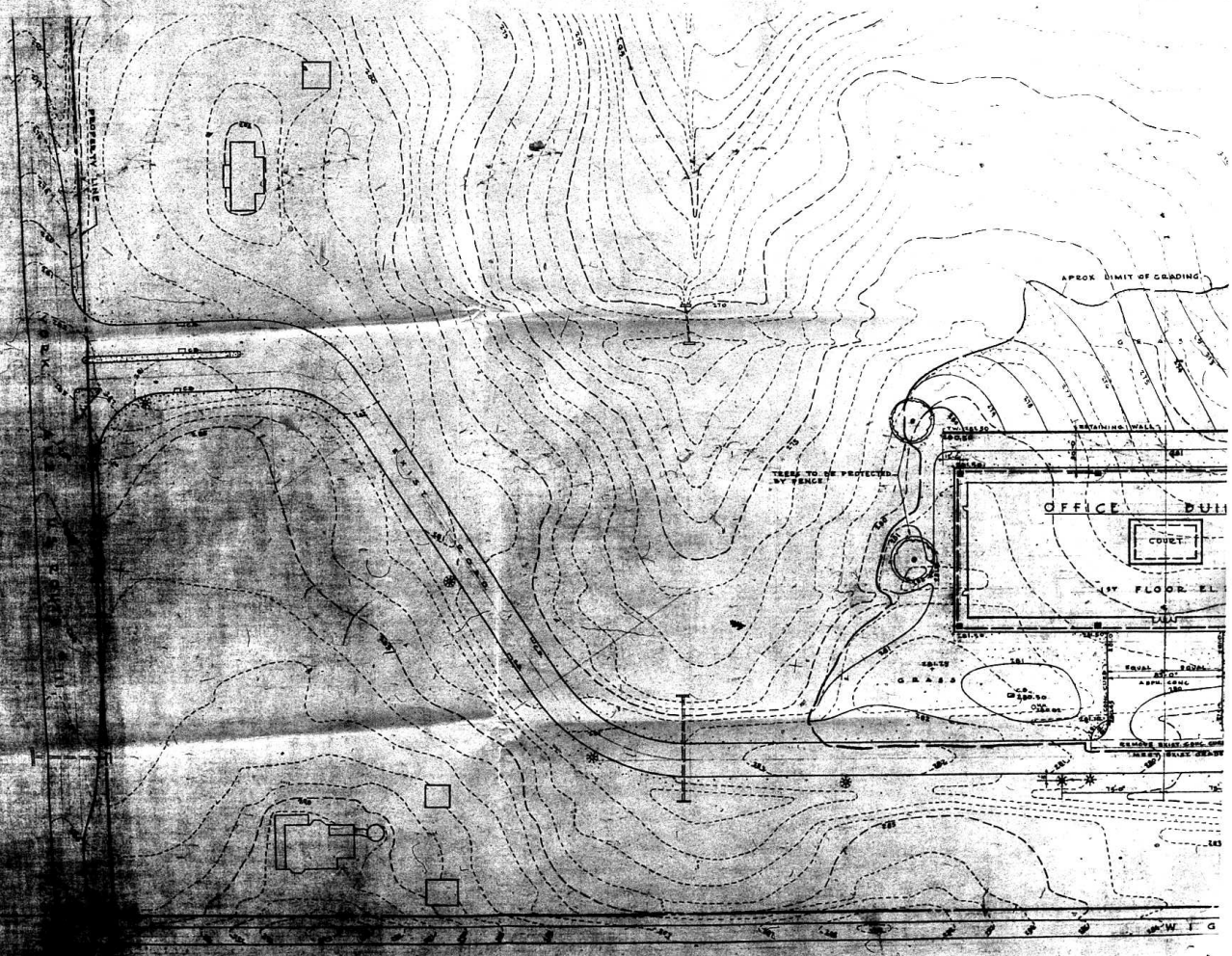
SECTION

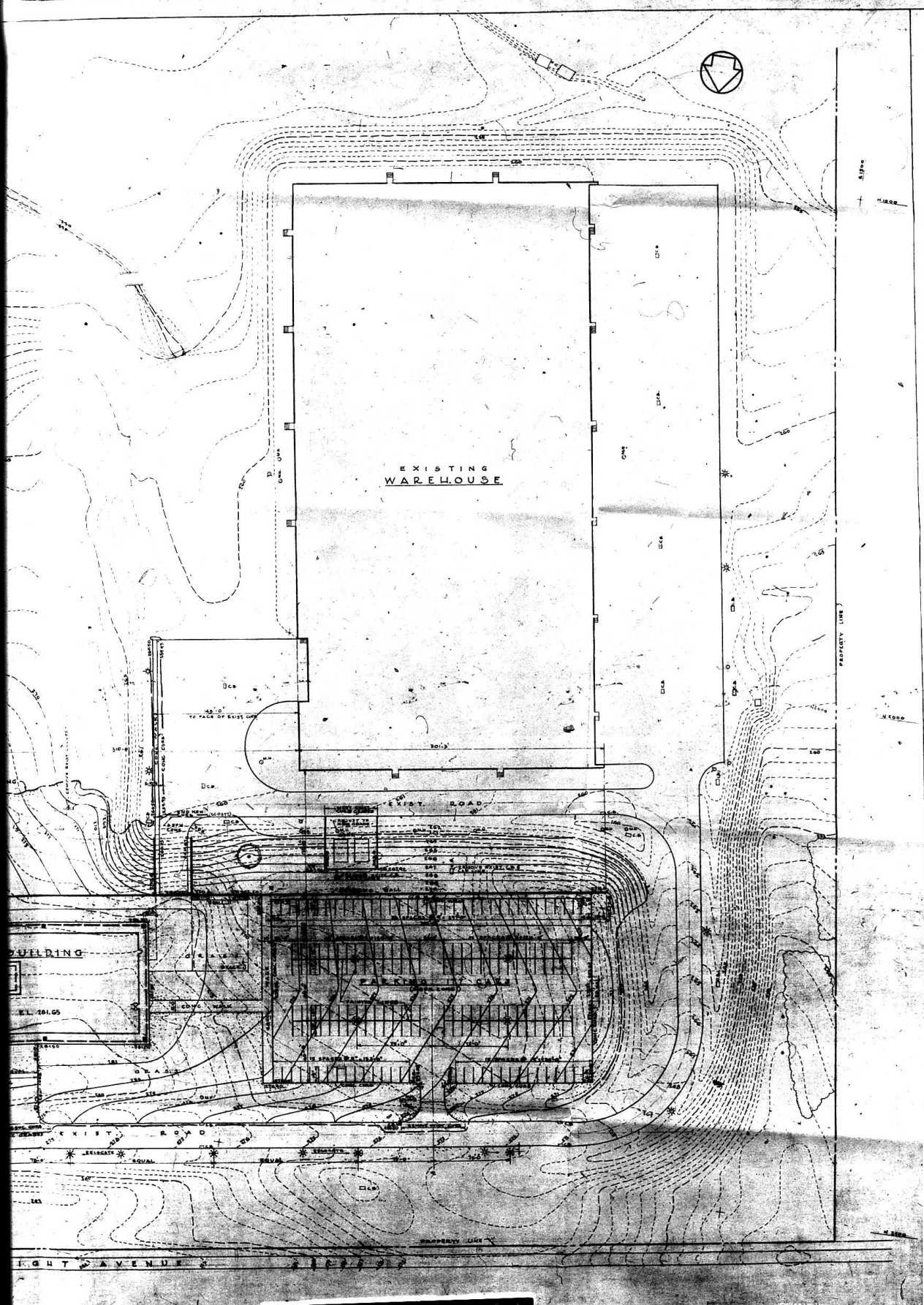
CONCRETE CURB

(SCALE: 1"=1'-0")

LEGEND

- EXIST. CONTOUR
- PROPOSED CONTOUR
- EXIST. SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXIST. MANHOLE
- PROPOSED MANHOLE
- EXIST. CATCH BASIN
- PROPOSED CATCH BASIN
- EXIST. FIRE HYDRANT
- EXIST. TREE - TO BE REMOVED
- EXIST. TREE - TO REMAIN
- EXIST. LIGHT
- NEW OR RELOCATED LIGHT





NO.	DATE	REVISION

NOXZEMA CHEMICAL COMPANY
HEADQUARTERS OFFICE BUILDING
COCKEYSVILLE MARYLAND

SKIDMORE, OWINGS & MERRILL
ARCHITECTS
400 PARK AVENUE NEW YORK N.Y.

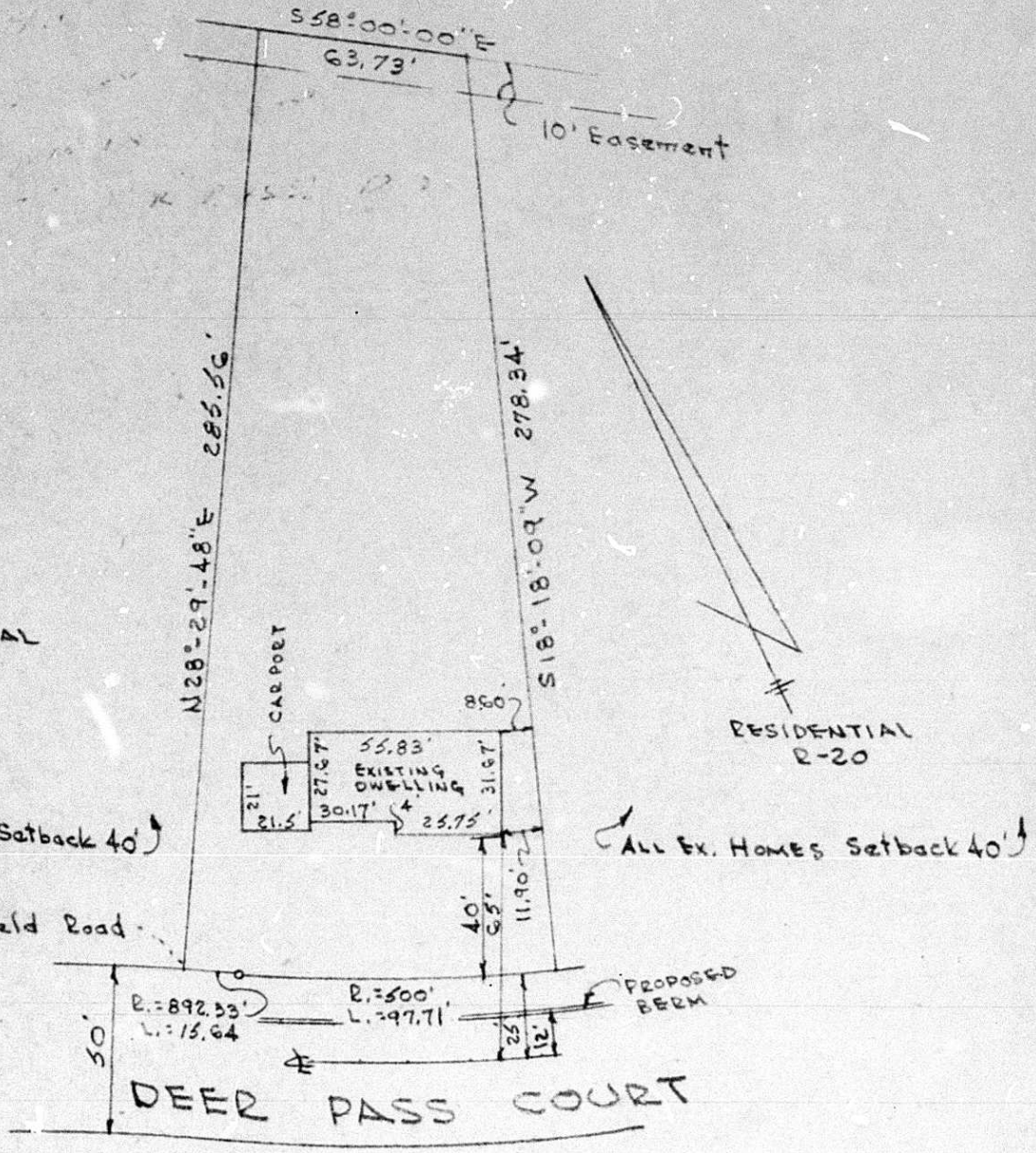
WEISKOPF & PICKWORTH
STRUCTURAL ENGINEERS
230 PARK AVENUE NEW YORK, N.Y.

JAROS, BAUM & BOLLES
MECHANICAL ENGINEERS
230 THIRD AVENUE NEW YORK, N.Y.

SITE PLAN

DATE | DRAWN | DRAWING NUMBER
CHECKED | L-1

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY
DATE 11/15/65



VARIANCES PLAT
FOR
BLOCK "E" - LOT No. 11
PLAT four
"DUN - ROVIN"
8TH ELEC. DIST. - BALTO. COUNTY, MD.
Scale: 1" = 50' JULY 15, 1983

MICROFILMED