

RE: PETITION FOR VARIANCE
from Section 211.1 of the
Zoning Regulations
N/S Royal Court Drive and
E/S Royal Garden Drive,
2nd District
Fred R. Riehl, et al,
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 64-100-A

ORDER OF DISMISSAL

Petition of Fred R. Riehl, et al, for variance from Section 211.1 of the
Zoning Regulations on property located on the north side of Royal Court Drive and the
east side of Royal Garden Drive in the Second District of Baltimore County.

The above captioned case having come before the Board for hearing on
April 1, 1965, and at that time counsel for the petitioner dismissed the request for a
variance.

It is hereby ORDERED this 6th day of April, 1965 that said
appeal be dismissed without prejudice.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

K. Bruce Alderman

HARRY N. SWARTZWELDER, JR.
ATTORNEY AT LAW

May 25, 1964

Office of the Zoning Comm'r.,
County Office Building,
Towson 4, Maryland.

Re: Case #64 - 100 A
Fred R. Riehl, Pet.

Dear Mrs. Harris:

I am enclosing an Appeal in the above case along with a check
in the amount of \$ 75.00 to cover the costs for filing.
Please enter my appearance on behalf of the Protestants.

Very Truly Yours,

Harry N. Swartzwelder, Jr.



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Fred R. Riehl, et al, legal owner(s) of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
herby petition for a Variance from Section 211.1 of the Family Dwelling, to permit a area
of .207 acres or 9016 sq. ft. instead of the required 10,000 sq. ft.

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

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.

Contract purchaser
Address 2020 Royal Court Drive
Baltimore 7, Md.

Petitioner's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

of February, 1964, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 6th day of April, 1964, at 11:00 o'clock
P. M.



(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 is hereby ordered that the Variance be granted.

to permit an area of .207 acres or 9016 square feet instead
a Variance of the required 10,000 square feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24
day of April, 1964, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit an area of .207 acres or
9016 square feet instead of the required 10,000 square feet, subject to approval
of the site plan by the Bureau of Public Services and the Office of Planning
and Zoning.

Harry N. Swartzwelder, Jr.
Deputy 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 OFFICE OF PLANNING AND ZONING

January 27, 1964

Mr. Albert F. Metzger
2020 Royal Court Drive
Baltimore 7, Maryland

Re: Property located at 2020 Royal Court
Drive, Woodlawn, Baltimore 7, Md.

Dear Sir:

It has been brought to the attention of this Office
that the above referenced property has been subdivided into
two parcels as follows:

The first parcel covered by Mr. Fred R. Riehl and Son
being improved with a two family dwelling and containing
9,016.97 square feet. The second parcel being unimproved
and containing 6,772.54 square feet was retained by son.

The zoning regulations require 10,000 square feet for a
two family dwelling and 6000 square feet for a single family
dwelling. Therefore, in this case 10,000 square feet could
be required to legally subdivide this site into two lots as
described above.

Since the total area of this site contains only 15,789.56
square feet the two lots may be utilized for single family
dwelling only.

If I can be of any assistance in this matter, please
do not hesitate to contact me.

Yours very truly,

Harry N. Swartzwelder, Jr.
PLANNED

JNS/na

I HEREBY CERTIFY That on this 6th day of July, 1965,
personally appeared before the undersigned, a Notary Public of
the State of Maryland in and for Baltimore County, Evelyn
Hammerbacker, of 2024 Royal Court Drive, Baltimore County, Maryland,
and she made oath in due form of law as follows:

The property located at 2020 Royal Court Drive, Woodlawn
was built by M. Fred Saumanig, now residing at 2500 N. E. 51st
Street, Pompano Beach, Florida, as a barn. During World War II it
was converted to a duplex, two family dwelling and has two complete
bath and kitchen facilities, separate entrances and heating facilities.
After conversion it was occupied as two individual dwellings. It
was later sold to a party named McGuinness and, after a short time,
it was sold again to Albert F. Metzger. During this period of
ownership 1 dwelling unit was occupied by John Metzger and the other
rented. In about 1963 the property was bought by Fred Riehl and
has been occupied as two separate dwelling units continuously since.

IN WITNESS WHEREOF, I have set my hand and Seal.



Harry N. Swartzwelder, Jr., Notary Public

My Commission Expires July 1, 1967

I HEREBY CERTIFY That on this 6th day of July, 1965,
personally appeared before the undersigned, a Notary Public of
the State of Maryland in and for Baltimore County, Evelyn
Hammerbacker, of 2024 Royal Court Drive, Baltimore County, Maryland,
and she made oath in due form of law as follows:

The property located at 2020 Royal Court Drive, Woodlawn
was built by M. Fred Saumanig, now residing at 2500 N. E. 51st
Street, Pompano Beach, Florida as a barn. During World War II it
was converted to a duplex, two family dwelling and has two complete
bath and kitchen facilities, separate entrances and heating facilities.
After conversion it was occupied as two individual dwellings. It
was later sold to a party named McGuinness and, after a short time,
it was sold again to Albert F. Metzger. During this period of
ownership 1 dwelling unit was occupied by John Metzger and the other
rented. In about 1963 the property was bought by Fred Riehl and
has been occupied as two separate dwelling units continuously since.

IN WITNESS WHEREOF, I have set my hand and Seal.

Harry N. Swartzwelder, Jr., Notary Public
My Commission Expires July 1, 1967

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 26, 1964

FROM: Mr. George E. Gavrelis, Deputy Director

SUBJECT: #64-100-A Variance to permit an area of .207 acres of 9016 square feet instead of required 10,000 square feet. North side of Royal Court Drive and East side of Royal Garden Drive. Being property of Fred R. Riehl.

2nd District

HEARING: Monday, April 6, 1964 (1:00 P.M.)

Demand on the writer's time have made it impossible to prepare written comments regarding the subject petition within the time period required by law. Members of the Planning staff will be available to testify orally at the hearing if desired.

GEO:RMS

TELEPHONE
823-3000

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

No. 23232

DATE 4/6/64

TO: Fred. R. Riehl, Esq.,
2020 Royal Court Drive,
Baltimore, Maryland 21207

BILLED BY: ~~John G. Rose~~
Office of Planning & Zoning
111 County Office Bldg.,
Towson 4, Md.

QUANTITY	DEPOSIT TO ACCOUNT NO. 01.622	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1		Cost of advertising and posting property of Fred. R. Riehl. No. 64-10-A	\$2.00
		4-664 2003 • 23232 • TIP-	\$2.00

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.

TELEPHONE
823-3000

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

No. 21609

DATE 2/13/64

TO: Mr. Fred R. Riehl,
2020 Royal Court Drive
Baltimore 7, Md.

BILLED BY: Zoning Department of
Baltimore County

QUANTITY	DEPOSIT TO ACCOUNT NO. 01.622	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1		Petition for Variance	\$25.00
		2-1864 354 • 21609 • TIP-	\$25.00
		2-1864 354 • 21609 • TIP-	\$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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2ND Date of Posting: JUNE 13, 1964

Posted for: APPEAL

Petitioner: FRED R. RIEHL ET AL

Location of property: N/S ROYAL COURT DRIVE E/E/S ROYAL GARDEN DR.

Location of Sign: N/E COR ROYAL CT. DR. & ROYAL GARDEN DR.

Remarks: [Signature]

Posted by: [Signature] Date of return: JUNE 18, 1964

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD. March 20, 1964.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on the 1st day of April, 1964, the first publication appearing on the 20th day of March 1964.

THE JEFFERSONIAN,
[Signature] Manager.

Cost of Advertisement, \$

PETITION FOR A VARIANCE

2nd DISTRICT

ZONING: Petition for Variance to the Zoning Regulations of Baltimore County to permit a area of .207 acres of 9016 square feet instead of the required 10,000 square feet.

LOCATION: Northside of Royal Court Drive and the East side of Royal Garden Drive.

DATE & TIME: MONDAY, APRIL 6, 1964 at 1:00 P.M.

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

The Zoning Regulations to be excepted as follows:

Section 211.1 - 10,000 square feet in area.

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 Second District of Baltimore County.

Beginning for the same at an iron tee bar with Registered Land Surveyors Cap No. 2046 now set in the ground on the corner formed by the intersection of F. of the north side of Royal Court Drive and the east side of Royal Garden Drive as shown on the subdivision plat of Royal Acres and recorded among the land records of Baltimore County in Flat Book No. 20, folio 58, thence running and binding on said east side of Royal Garden Drive, N 47 degrees 03' 48" W 88.55 feet to an iron tee bar without cap now set in the ground, thence for a line of division, N 43 degrees 17' 37" E 88.40 feet to an iron tee bar with said cap now set in the ground, S 49 degrees 07' 19" E 88.46 feet to a point on said north side of Royal Court Drive, thence running and binding on said north side of Royal Court Drive, S 42 degrees 51' 00" W 92.82 feet to the point of beginning.

Containing 0.207 acres more or less.

Being part of the land conveyed by F. E. Sammeig to Albert F. Metzger by deed dated July 18, 1957, and recorded among the land records of Baltimore County in Liber 2184, folio 42.

Being the property of Fred R. Riehl, et al as shown on plat plan filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Mar. 20

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridgely, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

March 23, 1964.

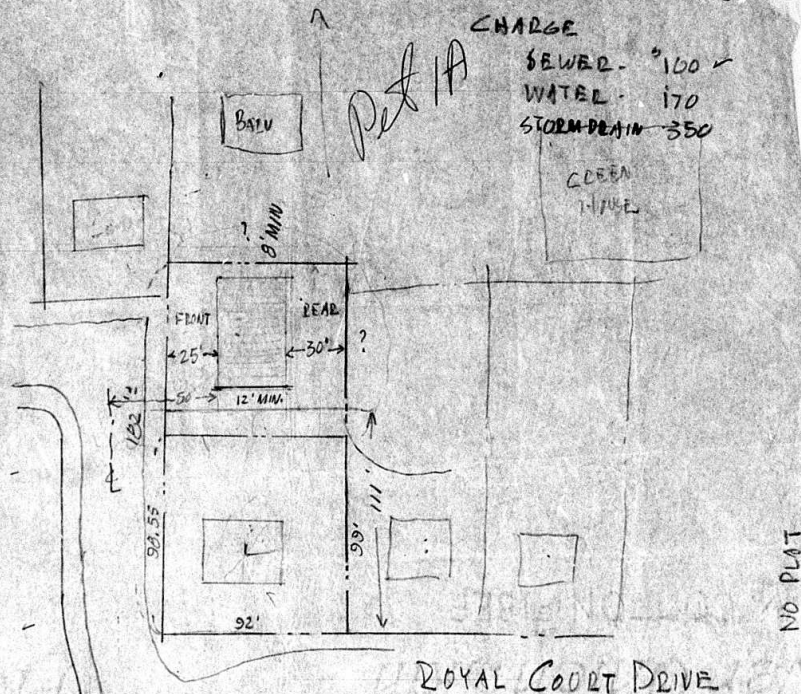
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week consecutive weeks before the 23rd day of March, 1964, that is to say the same was inserted in the issues of March 20, 1964.

THE BALTIMORE COUNTIAN
By: Paul J. Morgan
[Signature] Manager.

AREA CONNECTION CHARGE

SEWER - 100
WATER - 170
STORM DRAIN - 350

CEMENT
1 1/2 IN.



NEW LOT - AREA - 6,000⁰ MIN

ORIGINAL LOT
2 FAMILIES
AREA OF 10,000⁰
FRONT - 90'

16,300[±] TOTAL AREA

