

65-49-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Tito, 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 _____

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

Variance to Section 211.1 (b) To permit a lot depth of 99 feet instead of the required 115 feet for Parcel C, 1180 Foxwood Lane; and to permit a rear yard of 42 feet instead of the required 50 feet, for Parcel C, 1180 Foxwood Lane.
Parcel D, 1178 Foxwood Lane-Section 211.1 (b) To permit a lot depth of 111.42 feet instead of the required 115 feet.

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.

Title, Inc.
Contract purchaser
Address 3000 Resounding Avenue, #15
Legal Owner
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

of July, 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 throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 17th day of August, 1964, at 11:00 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, that the Variance requested by the petitioner would confer a benefit on the petitioner without substantial injury to the public health, safety and general welfare, the following variances should be granted:
Parcel C, 1180 Foxwood Lane; a lot depth of 99 feet instead of the required 115 feet; Parcel D, 1178 Foxwood Lane; a rear yard of 42 feet instead of the required 50 feet and Parcel C, 1180 Foxwood Lane; a lot depth of 111.42 feet instead of the required 115 feet.

It is hereby ordered that the above petition be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of August, 1964, that the herein Petition for Variance should be and the same granted, from and after the date of this order, subject to approval of the plot plan by the Bureau of Public Services and the Office of Planning and Zoning.

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 _____, 1964, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Latiz, Childs & Associates, Inc.
Engineers - Surveyors - Site Planners
2129 N. Charles St., Baltimore, Maryland 21218
HO 444-7270

Latiz, Childs & Associates, Inc.
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DESCRIPTION

NO. 1178 FOXWOOD LANE, SECTION TWO, FOX RIDGE MANOR, FIFTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the north side of Foxwood Lane, as shown on _____ Plat Two, Section Two, Fox Ridge Manor, intended to be recorded among the Land Records of Baltimore County, said point of beginning being at the dividing line between Lots Nos. 57 and 58, Block "F" as shown on said plat and distant 925.58 feet as measured easterly along said north side of Foxwood Lane from its intersection with the south side of Foxchase Road as laid out 60 feet wide and shown on Plat Two, Section One, Fox Ridge Manor, recorded among the aforesaid Land Records in Plat Book R.R.C. 29, Folio 42, running thence binding on said north side of Foxwood Lane S. 53° 13' 20" E., 18.26 feet to the division line between Lots Nos. 58 and 59, Block "F", as shown on said first mentioned plat, thence binding thereon and running to and through the center line of a partition wall there to be erected, and continuing the same course, in all N. 36° 46' 40" E., 111.42 feet to the southeast side of a 20 foot alley shown on said first mentioned plat, thence binding thereon, N. 25° 42' 53" W., 20.29 feet to the dividing line first herein referred to, thence binding thereon and running to and through the center line of another partition wall there to be erected, and continuing

the same course, in all S. 36° 46' 40" W., 120.79 feet to the place of beginning.
Containing 0.0480 of an acre of land.

GAV:abr

J. O. #59123
5/27/64

July 15, 1964

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

Title, Inc.
3000 Resounding Avenue
Baltimore, Maryland
21215

Title, Inc., Location, 1/4 mile of Foxwood Lane, 93.4' E of Foxchase Road, Variance for rear yard and lot depth.

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments: DATE available REAR available

The Zoning Advisory Committee has reviewed the plan and has no adverse comment to make.

Yours very truly,

James E. Dyer
James E. Dyer
Chief of Permit and
Petition Processing

Latiz, Childs & Associates, Inc.
Engineers - Surveyors - Site Planners
2129 N. Charles St., Baltimore, Maryland 21218
HO 444-7270

DESCRIPTION

NO. 1180 FOXWOOD LANE, SECTION TWO, FOX RIDGE MANOR, FIFTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at a point on the north side of Foxwood Lane, as shown on _____ Plat Two, Section Two, Fox Ridge Manor, intended to be recorded among the Land Records of Baltimore County, said point of beginning being at the dividing line between Lots Nos. 58 and 59, Block "F" as shown on said plat and distant 943.58 feet, as measured easterly along said north side of Foxwood Lane, from its intersection with the south side of Foxchase Road as laid out 60 feet wide and shown on Plat Two, Section One, Fox Ridge Manor, recorded among the aforesaid Land Records in Plat Book R.R.C. 29, Folio 42, running thence binding on said north side of Foxwood Lane, the three following courses and distances, (1) S. 53° 13' 20" E., 10.26 feet, (2) easterly, by a curve to the left with a radius of 50.00 feet the distance of 58.63 feet (said arc being subtended by a chord bearing S. 86° 48' 46" E., 55.33 feet) and (3) easterly by a curve to the right with a radius of 90.00 feet the distance of 33.64 feet (said arc being subtended by a chord bearing N. 78° 52' 22" E., 33.01 feet) to the west side of a 20 foot alley shown on said first mentioned plat, thence binding thereon the two following courses and distances, (1) now the westerly, by a curve to the left with a radius of 95.98 feet the distance of 51.92 feet (said

arc being subtended by a chord bearing N. 10° 12' 45" W., 51.29 feet) and (2) N. 25° 42' 53" W., 46.14 feet to the dividing line herein referred to, thence binding thereon and running to and through the center line of a partition wall there to be erected, and continuing the same course, in all S. 36° 46' 40" W., 111.42 feet to the place of beginning.
Containing 0.1278 of an acre of land.

GAV:abr
J. O. #59123
5/27/64

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Engineers - Surveyors - Site Planners
2129 N. Charles St., Baltimore, Maryland 21218
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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John M. Ross, Zoning Commissioner Date: August 7, 1964

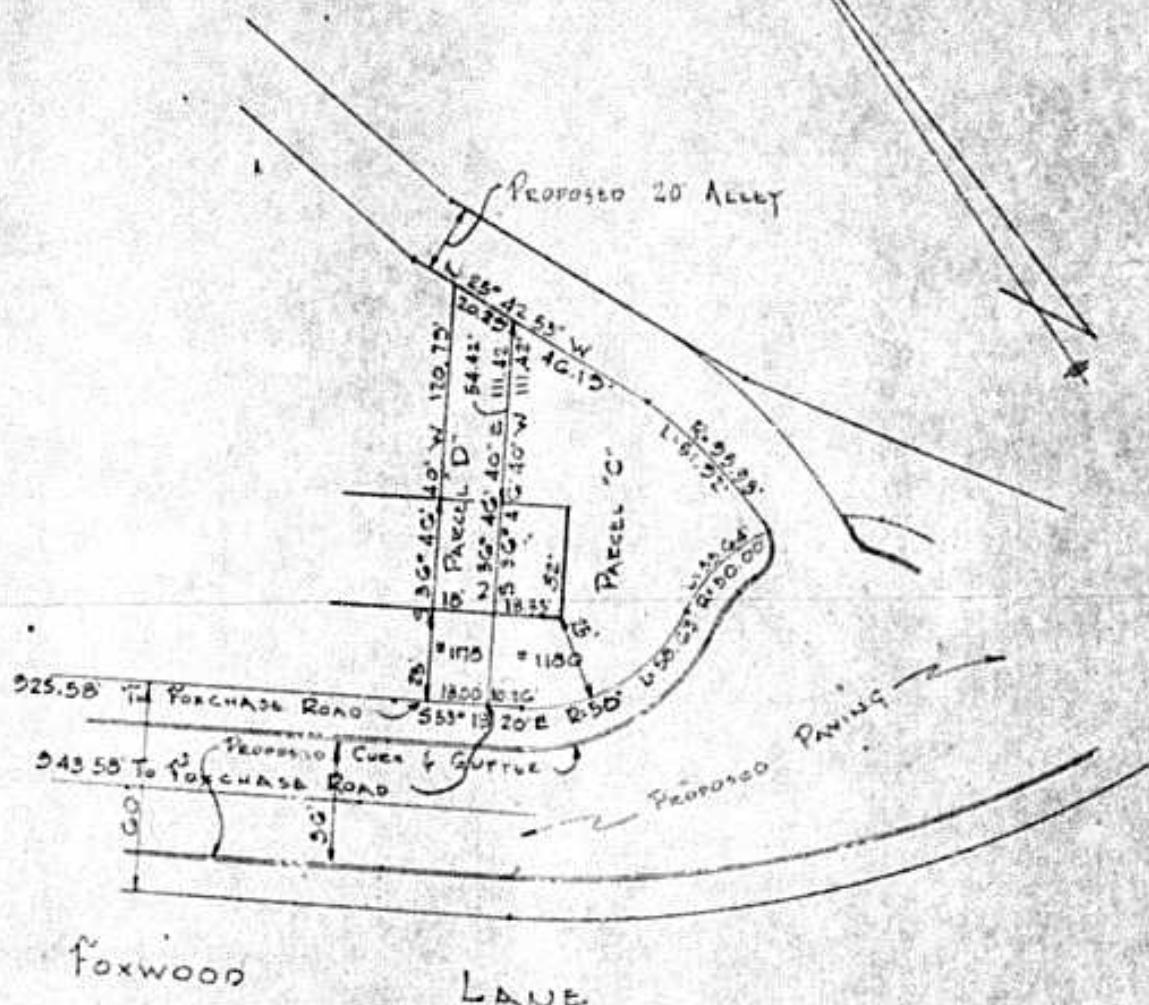
FROM: Mr. George E. Daxzell, Director

SUBJECT: 65-49-A Variance to permit for Parcel #06 1180 Foxwood Lane a lot depth of 99 feet instead of the required 115 feet; to permit for Parcel #06 1180 Foxwood Lane a rear yard of 42 feet instead of the required 50 feet; for Parcel #06 1178 Foxwood Lane to permit a lot depth of 111.42 feet instead of the required 115 feet. Northside of Foxwood Lane 925 feet East of Foxchase Road. Being property of Title, Inc.

15th District

REMARKS: Monday, August 27, 1964 (11:00 A.M.)

The Planning Staff has reviewed the subject petition for variances. It notes that the variances on lot depth and rear yard area from the above and lot pattern required of the developer by the County.



GENERAL NOTES

1. Present Zoning of Parcels "C" & "D" R-G
2. Present Use of Parcels "No Use"
3. Proposed Zoning of Parcels "R-G"
4. Proposed Use of Parcels "Residential Row Homes"
5. Area of Parcel "D" 0.0480 Acres
6. Area of Parcel "C" 0.1278 Acres
7. Petitioner is requesting Variance To Section 214.1, paragraph b "rear yard depth 4' Lot Depth in feet"

PLAT TO ACCOMPANY PETITION
FOR
VARIANCE OF PROPERTY
VICINITY

FOXWOOD LANE 925' EAST OF
FOXCHASE ROAD
ELECT. DIST. 15 BALTIMORE CO., MD.

MATZ, CHILDS & ASSOCIATES
2129 N. CHARLES STREET, BALTIMORE 18, MD.

Scale: 1" = 50'

Issued: G-2-C-4

