

65-272-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Mary Ruth Moultsdale, Robert R. &
I, or we, Ruth R. Riggleson, legal owners of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,

herely petition for a Variance from Section .204 and 211.1 to permit a width at the front
building line of 53 feet instead of the required 55 feet, and to permit a lot
area of 5300 square feet instead of the required 6000 square feet, for three lots
designated as "A", "B" and "C" in the accompanying descriptions.

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

It would not be economically feasible to build 2 houses on subject property.

If divided into 3 lots, as proposed, the variances requested would be no
greater than the minimum possible to provide relief, as lots of 48-50 feet in
width seem to be predominant in the area.

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.

Edward J. Kallias, Inc.
Contract Purchaser

Robert R. Riggleson
Legal Owner

Address 1262 Maple Avenue
Baltimore, Md. 21227

Address
Mary Ruth Moultsdale

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day

February 1965, 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 had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 8th day of April, 1965, at 10:00 o'clock

County, on the 8th day of April, 1965, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose Date: March 19, 1965

FROM: George E. Gavrellis, Director

SUBJECT: Petition 65-272-A - Variance to permit a width at the front building line of
53 feet instead of the required 55 feet, and to permit a lot area of 5,300 square
feet instead of the required 6,000 square feet for three lots designated as "A",
"B", and "C". North side of Clyde Avenue, 560 feet East of Washington Avenue.
Being the property of Robert R. Riggleson.

13th District

HEARING: Wednesday, April 8th, 1965 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and
will offer no comment.

MICROFILMED

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 of practical difficulty

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

to permit a width at the front building line of 53 feet
instead of the required 55 feet; and to permit a lot area
of 5,300 square feet instead of the required 6,000 square
feet, for three lots designated as "A", "B", and "C".
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th

day of April, 1965, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit a width at the front building
line of 53 feet instead of the required 55 feet, and to permit a lot area of 5300
square feet instead of the required 6000 square feet, for three lots designated as
"A", "B", and "C".

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 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. March 18, 1965

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE TIMES, a weekly newspaper printed and pub-
lished in Baltimore County, Md. once in each of one
successive weeks before the 8th

appearing on the 18th day of March
1965

THE TIMES.

Manager.

John M. Martin

Cost of Advertisement \$ 21.50

Purchase Order #7939

Requisition No. 7880

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13TH Date of Posting March 19, 1965

Posted for: Variance

Petitioner: Robert Riggleson, et al.

Location of property: N/2 Clyde Ave. sec. 1 E. of Washington Ave.

Location of Sign: N/2 Clyde Ave. 565' E. of Washington Ave.

Remarks: J. Rose

Posted by: J. Rose Date of return March 24, 1965

MICROFILMED

DESCRIPTION

Lot "A" comprising lots 197, 198, 199, and 5 feet of lot 200.

Lot "B" comprising 11 feet of lot 200, all of lots 201, 202, and 10 feet
of lot 203.

Lot "C" comprising 6 feet of lot 203, all of lots 204 and 205.

Said lots being recorded among the Land Records of Baltimore County,
in Plat Book 1/144, all of said lots being located on the north side of
Clyde Avenue, beginning at 560 feet East of Washington Avenue, in the sub-
division known as "Joanna".

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 19, 1965

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
of successive weeks before the 8th
day of April, 1965, the first publication
appearing on the 18th day of March
1965

THE JEFFERSONIAN,

Manager.

Cost of Advertisement \$

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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FROM: George E. Gavrellis, Director

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MICROFILMED

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 28659

DATE 4/2/65

TO: Edward J. Kallias, Inc.
1262 Maple Ave.
Baltimore, Md. 21227

RE: Zoning Department of Baltimore Co.

REPORT TO ACCOUNT NO. 65-272 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY 1.00 COST \$1.00

Advertising and posting of property for Robert Riggleson

PAID - Baltimore County, Md. - Office of Finance

4-265 2626 • 28659 TIP-

MICROFILMED

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.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 28610

DATE 4/2/65

TO: Edward J. Kallias, Inc.
1262 Maple Ave.
Baltimore, Md. 21227

RE: Zoning Department of Baltimore Co.

REPORT TO ACCOUNT NO. 65-272 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY 1.00 COST \$1.00

Petition for Variance for Robert Riggleson, et al

PAID - Baltimore County, Md. - Office of Finance

4-1265 1765 • 28610 TIP-

MICROFILMED

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.

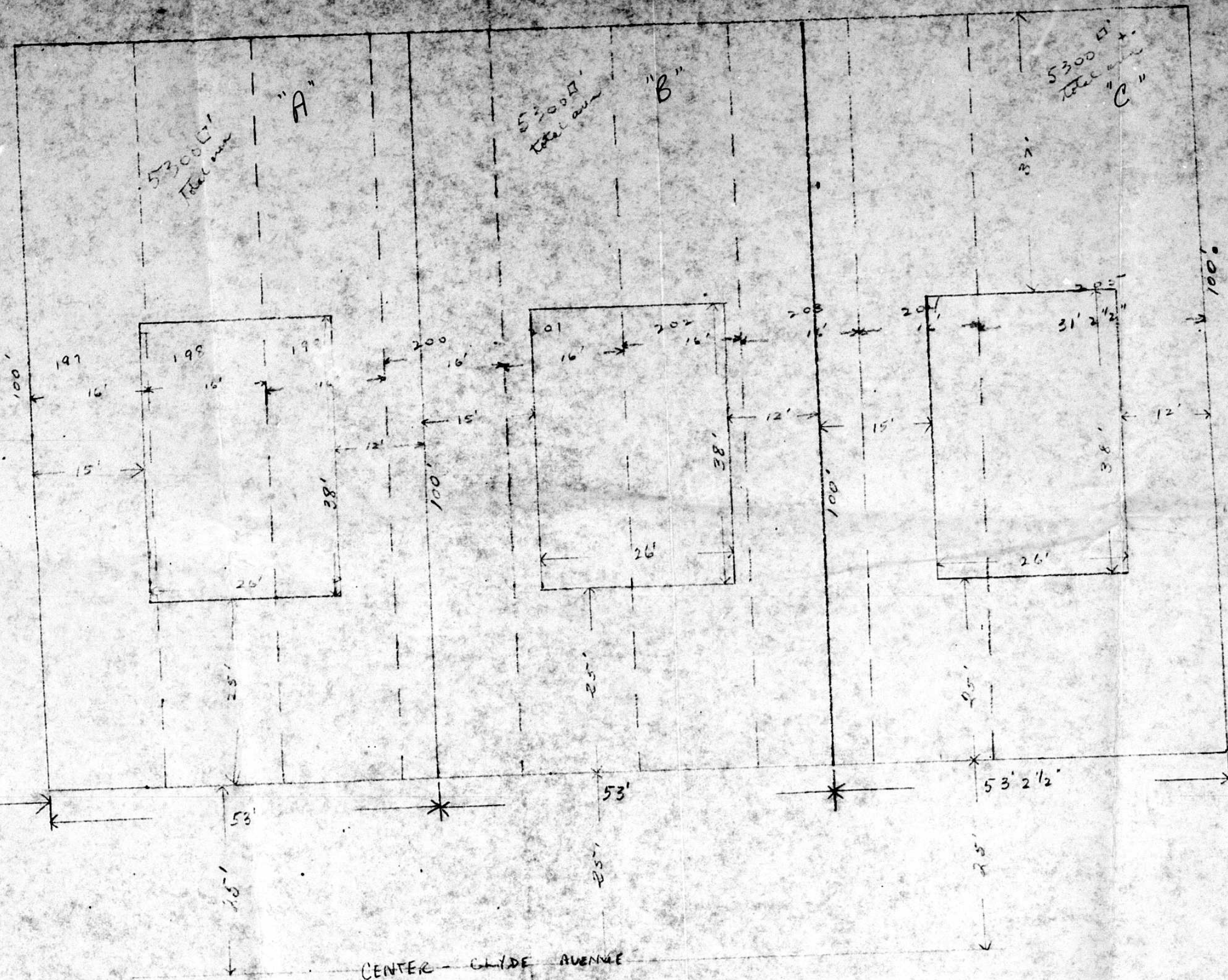
Edward J. Kallias, Inc.
1262 Maple Ave.
Baltimore, Md. 21227
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

JOHN G. ROSE
Zoning Commissioner

MICROFILMED

JOSHUA

1/144



560' East
WASHINGTON AVE

CENTER - CLYDE AVENUE



1" = 10'