

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we Philip E. Deigert, et al, 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 Sections 238.2 Side Yard Zero Setback
instead of 30 foot setback.
instead of 30 foot setback.

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

The contract purchaser, The Ridge Lumber Company, is also Lessor and uses the property for a lumber yard. It needs more indoor storage and office space and it is impossible to build that space without a variance in the setback requirements.

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.

THE RIDGE LUMBER COMPANY
By: Philip E. Deigert
President Contract purchaser
Address: 8121 Belair Road, Baltimore, Maryland 21236
Petitioner's Attorney
Address: 7 Church Lane, Pikesville, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of April, 1966, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of May, 1966, at 10:30 o'clock A.M.

Carl A. Dorkow, Esquire
7 Church Lane
Pikesville, Maryland

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this

5 day of APR, 1966.

Petitioner Philip E. Deigert
Petitioner's Attorney Carl A. Dorkow Reviewed by James E. Ryan
Zoning Commissioner
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 144 Date of Posting: 4-21-66
Posted for: Hanging Men May 2, 66, at 12:30 P.M.
Petitioner: Philip E. Deigert
Location of property: NE 1/4 Section 24, 465' W. of Ridge Rd.
Location of Signs: On front of the property at the intersection of Ridge Rd. and 465' W. of Ridge Rd.
Remarks: See attached description.
Posted by: Robert J. Smith Date of return: 4-28-66

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 - practical difficulty -

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

to permit a side yard setback of Zero feet instead of the required 30 feet; and to a Variance permit a rear yard setback of Zero feet instead of the required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9 day of May, 1966, 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 side yard setback of Zero feet instead of the required 30 feet; and to permit a rear yard setback of Zero feet instead of the required 30 feet, subject to approval of the site 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 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 4/14/66
BY Philip E. Deigert

PHILIP E. DEIGERT
8121 BELAIR RD.
BALTIMORE, MD. 21236

66-243-H

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 37637 DATE 3/23/66
TO: Cash	BILLED BY: Zoning Dept. of Balto. Co.	
DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	TOTAL AMOUNT
Petition for Variance for Philip E. Deigert	25.00	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.		

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 38604 DATE 5/9/66
TO: Carl A. Dorkow, Esq. 7 Church Lane Pikesville, Md. 21209	BILLED BY: Zoning Dept. of Balto. Co.	
DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	TOTAL AMOUNT
Advertising and posting of property for Philip E. Deigert	50.20	50.20
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.		

Registration No. 1574



William M. Magnadier
County Surveyor
Professional Engineer and Land Surveyor
Court House
Towson, Md. 21204

For Purpose of Zoning Only - To Request Variances

All that piece or parcel of land situate, lying and being in the Fourteenth District of Baltimore County, State of Maryland and described as follows:
Beginning for the same in the center of Belair Road and at the beginning point of the land leased by Philip E. Deigert and wife to The Ridge Lumber Company by a Lease dated October 8th 1957 and recorded among the land records of Baltimore County in Liber G.L.B. No. 3278 folio 13 etc. said beginning point also being distant 465.74 feet more or less measured northwesterly along Belair Road from the centerline of Ridge Road running thence and binding on the first line in said Lease and on or near the center of Belair Road north 43 degrees 29 minutes 22 seconds east 180.00 feet thence leaving the road and binding on the second line therein south 64 degrees 45 minutes east 550.72 feet to the end of said line thence binding on the second, third, fourth and last lines of the land leased by said Philip E. Deigert and wife to The Ridge Lumber Company by a lease dated March 6th 1965 and recorded among said land records in Liber R.R.G. No. 4436 folio 211, etc., the following four courses and distances viz: south 64 degrees 40 minutes 46 seconds east 132.91 feet and south 35 degrees 09 minutes 14 seconds west 184.45 feet and north 42 degrees 47 minutes 46 seconds west 28.75 feet and north 64 degrees 40 minutes 46 seconds west 130.86 feet to the end of said last line thence binding on the last line in the first herein mentioned Lease north 64 degrees 40 minutes 46 seconds west 550.72 feet to the place of beginning.
Containing 2.577 acres of land more or less.

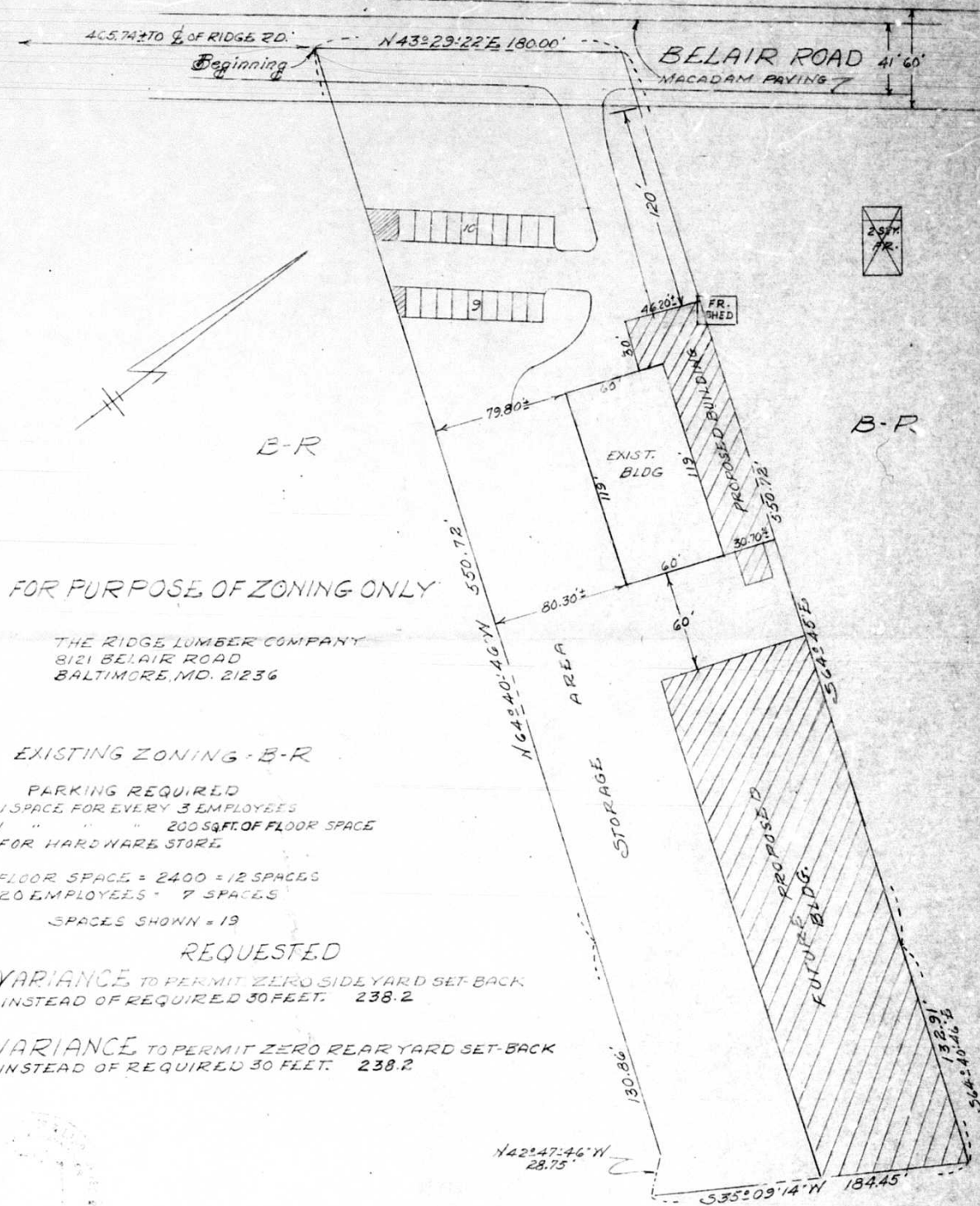
CERTIFICATE OF PUBLICATION

TOWSON, MD. April 21, 1966
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 day of May, 1966, the first publication appearing on the day of April, 1966.
THE JEFFERSONIAN
A. L. Smith, Manager.
Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon
731 Eastern Ave.
Baltimore, Md. 21201
APRIL 25 1966
THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance - Philip E. Deigert was inserted in The Eastern Beacon, a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) day of May, 1966; that is to say, the same was inserted in the issue of April 20, 1966.
Stronberg Publications, Inc.
Publisher.
By: John G. Rose

PETITION FOR A VARIANCE
14th DISTRICT
ZONING: Petition for a Variance for side and rear yards.
LOCATION: Northeast side of Belair Road 465' N. of Ridge Rd.
DATE & TIME: MONDAY, MAY 9, 1966 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of Zero feet instead of the required 30 feet; and to permit a rear yard setback of Zero feet instead of the required 30 feet.
The Zoning Regulations to be excepted as follows:
Section 238.2 - Side and Rear Yards - 30 feet.
All that parcel of land in the Fourteenth District of Baltimore County, owned by Philip E. Deigert and wife to The Ridge Lumber Company by a lease dated March 6th 1965 and recorded among said records in Liber R.R.G. No. 4436 folio 211, etc., the following four courses and distances viz: south 64 degrees 40 minutes 46 seconds east 132.91 feet and south 35 degrees 09 minutes 14 seconds west 184.45 feet and north 42 degrees 47 minutes 46 seconds west 28.75 feet and north 64 degrees 40 minutes 46 seconds west 130.86 feet to the end of said last line thence binding on the last line in the first herein mentioned Lease north 64 degrees 40 minutes 46 seconds west 550.72 feet to the place of beginning.
Containing 2.577 acres of land more or less.
Beginning for the same in the center of Belair Road and at the beginning point of the land leased by Philip E. Deigert and wife to The Ridge Lumber Company by a Lease dated October 8th 1957 and recorded among the land records of Baltimore County in Liber G.L.B. No. 3278 folio 13 etc. said beginning point also being distant 465.74 feet more or less measured northwesterly along Belair Road from the centerline of Ridge Road running thence and binding on the first line in said Lease and on or near the center of Belair Road north 43 degrees 29 minutes 22 seconds east 180.00 feet thence leaving the road and binding on the second line therein south 64 degrees 45 minutes east 550.72 feet to the end of said line thence binding on the second, third, fourth and last lines of the land leased by said Philip E. Deigert and wife to The Ridge Lumber Company by a lease dated March 6th 1965 and recorded among said records in Liber R.R.G. No. 4436 folio 211, etc., the following four courses and distances viz: south 64 degrees 40 minutes 46 seconds east 132.91 feet and south 35 degrees 09 minutes 14 seconds west 184.45 feet and north 42 degrees 47 minutes 46 seconds west 28.75 feet and north 64 degrees 40 minutes 46 seconds west 130.86 feet to the end of said last line thence binding on the last line in the first herein mentioned Lease north 64 degrees 40 minutes 46 seconds west 550.72 feet to the place of beginning.
Containing 2.577 acres of land more or less.
Being the property of Philip E. Deigert and wife to The Ridge Lumber Company, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, May 9, 1966 at 10:30 A.M.
County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
BALTIMORE COUNTY



FOR PURPOSE OF ZONING ONLY

THE RIDGE LUMBER COMPANY
8121 BELAIR ROAD
BALTIMORE, MD. 21236

EXISTING ZONING - B-R

PARKING REQUIRED
1 SPACE FOR EVERY 3 EMPLOYEES
1 " " 200 SQ. FT. OF FLOOR SPACE
FOR HARDWARE STORE

FLOOR SPACE = 2400 = 12 SPACES
20 EMPLOYEES = 7 SPACES

SPACES SHOWN = 19

REQUESTED

VARIANCE TO PERMIT ZERO SIDEYARD SET-BACK
INSTEAD OF REQUIRED 30 FEET. 238.2

VARIANCE TO PERMIT ZERO REARYARD SET-BACK
INSTEAD OF REQUIRED 30 FEET. 238.2

WILLIAM M. MAYNADIER
COUNTY SURVEYOR
CIVIL ENGINEER & LAND SURVEYOR
COURT HOUSE TOWNSHIP, MD.
SCALE 1" = 50' MARCH 7TH 1966