

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JAMES L. RUHL, 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 211.3 To permit sideyard setbacks of seven (7) feet and nine (9) feet instead of the required eight (8) foot minimum for one side and not less than twenty (20) feet for the sum of both.

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.

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

Impractical to build a twenty (20) foot house for living purposes.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

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Contract purchaser James L. Ruhl, Inc.
Address 1207 York Road, Lutherville, Md. 21093

Petitioner's Attorney James L. Ruhl, Inc.
Address 1207 York Road, Lutherville, Md. 21093

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of May, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of June, 1966, at 10:00 o'clock.

James L. Ruhl, Inc.
Zoning Commissioner of Baltimore County.

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James L. Ruhl, Inc.
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 following finding of facts that strict compliance with the Zoning Regulations of Baltimore County would result in practical difficulty and unreasonable hardship upon the petitioner and the variance requested would give relief without substantial injury to the public health, safety and general welfare of the locality involved,

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

a Variance to permit a side yard of 7' and 9' instead of the required 8' minimum for one side and not less than 20' for the sum of both. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of June, 1966, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, which permits a side yard of 7' and 9' instead of the required 8' minimum for one side and not less than 20' for the sum of both, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and Office of Planning Zoning Commissioner of Baltimore County & 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 19th day of June, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
1 W. CHESAPEAKE AVE.
OWEN, MD. 21093
L-2000

GEORGE E. GAYNELLS
DIRECTOR
JOHN G. ROSE
CHIEF ZONING OFFICER

Mr. James L. Ruhl
1207 York Road
Lutherville, Maryland 21093

May 10, 1966

RE: Side Yard Variances
For James L. Ruhl, Inc.
Located 115 Joppa Road
E of Ninth Avenue, 11th Dist.
(Item 7, May 10, 1966)

Dear Mr. Ruhl:

The Zoning Advisory Committee has reviewed the subject petition and has no comment to offer with regard to the proposed development plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

Very truly yours,

James L. Ruhl, Inc.
Zoning Technician

JRL:ym

June 15, 1966

James L. Ruhl, Inc.,
1207 York Road,
Lutherville, Maryland 21093

Re: Petition for Variance to Sec. 211.3 of Zoning Regulations - N/E Side Joppa Road 40' E. of Ninth Ave., 11th District - James L. Ruhl, Inc., Petitioner No. 65-273-A

Gentlemen:

I have today passed my order granting the variance requested, in the above matter, which permits a side yard of 7 feet and 9 feet instead of the required 8 feet minimum for one side and not less than 20 feet for the sum of both.

The site plan for the development of said property is subject to approval of the State Roads Commission, Bureau of Public Service and the Office of Planning and Zoning.

Very truly yours

Zoning Commissioner

cc: Mr. W. Donald Hooper,
228 Gateshead Road,
Lutherville-Towson 21093

PETITION FOR A VARIANCE
11th DISTRICT

ZONING: Petition for Variance for side yards.
LOCATION: Northeast side of Joppa Road and 11th Avenue.
DATE & TIME: WEDNESDAY, JUNE 15, 1966 at 10:00 A.M.
PUBLIC HEARING: Room 108, 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:

Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 7 feet and 9 feet instead of the required 8 foot minimum for one side and not less than 20 feet for the sum of both.

The Zoning Regulation to be excepted as follows:
Section 211.3 - Side Yards - 8 feet wide for one side yard and not less than 20 feet for the sum of both.

All that parcel of land in the Eleventh District of Baltimore County

Being the property of James L. Ruhl, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, June 15, 1966 at 10:00 A.M.
Public Hearings: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
1A, 5-3000

GEORGE E. GAVELIN
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

Mr. James L. Ruhl
1207 York Road
Lutherville, Maryland 21093

May 12, 1966

Re: James L. Ruhl, Inc.
(Item 7, May 10, 1966)

Dear Sirs:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time which will be held not less than 30 days nor more than 90 days after the date on the filing certificate will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-3000, Extension 353.

Very truly yours,

James S. Myers
JAMES S. MYERS, Principal
Zoning Technician

JED:yla

Mr. James L. Ruhl
1207 York Road
Lutherville, Maryland 21093

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

10th day of MAY, 1966.

JOHN G. ROSE
Zoning Commissioner

Petitioner: James L. Ruhl, Inc.

Petitioner's Attorney

Reviewed by *James S. Myers*
Chairman of
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 5-26-66
Posted for: *James L. Ruhl, Inc.*
Petitioner: *James L. Ruhl, Inc.*
Location of property: *11th Avenue and Joppa Road*
Location of Signs: *At intersection of 11th Avenue and Joppa Road*
Remarks: *See attached plat and map*
Posted by: *James S. Myers* Date of return: 6-2-66

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 26, 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 26th day of May, 1966.

THE JEFFERSONIAN
L. Frank Strickland
Manager
Cost of Advertisement, \$...

PETITION FOR A VARIANCE
11th DISTRICT
ZONING: Petition for Variance for side yards.
LOCATION: Northeast side of Joppa Road and 11th Avenue.
DATE & TIME: Wednesday, June 15, 1966 at 10:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 7 feet and 9 feet instead of the required 8 foot minimum for one side and not less than 20 feet for the sum of both.
The Zoning Regulation to be excepted as follows:
Section 211.3 - Side Yards - 8 feet wide for one side yard and not less than 20 feet for the sum of both.
All that parcel of land in the Eleventh District of Baltimore County
Beginning 40 feet from the East side of 11th Avenue on the North side of Joppa Road, being known as lots Nos. 130 and 131 as shown on the Plat of Carney Heights Addition Plat Book #7, folio 19, District 11.
Being the property of James L. Ruhl, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, June 15, 1966 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By order of
JOHN G. ROSE
Zoning Commissioner of Baltimore County
May 26, 1966

James L. Ruhl, Inc.
1207 York Road
Lutherville, Md. 21093

NOTICE OF HEARING

Re: Petition for Variance
#66-273-A

TIME: 10:00 A.M.
DATE: Wednesday, June 15, 1966
PLACE: ROOM 108 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND.

JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

June 16, 1966

James L. Ruhl, Inc.
1207 York Road
Lutherville, Md. 21093

Re: Petition for Variance 9th District
#66-273-A

Attention:

This is to advise you that \$35.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Room 121, County Office Building.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

TELEPHONE
923-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No.38629
DATE 5/20/66

TO: James L. Ruhl, Inc.
8903 Harford Road
Baltimore 34, Md.

BILLED Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622 TOTAL AMOUNT \$25.00

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

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TELEPHONE
923-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No.40633
DATE 5/20/66

TO: James L. Ruhl, Inc.
707 York Road
Lutherville, Md. 21093

BILLED Zoning Dept. of Balto. Co.

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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.

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

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date June 3, 1966

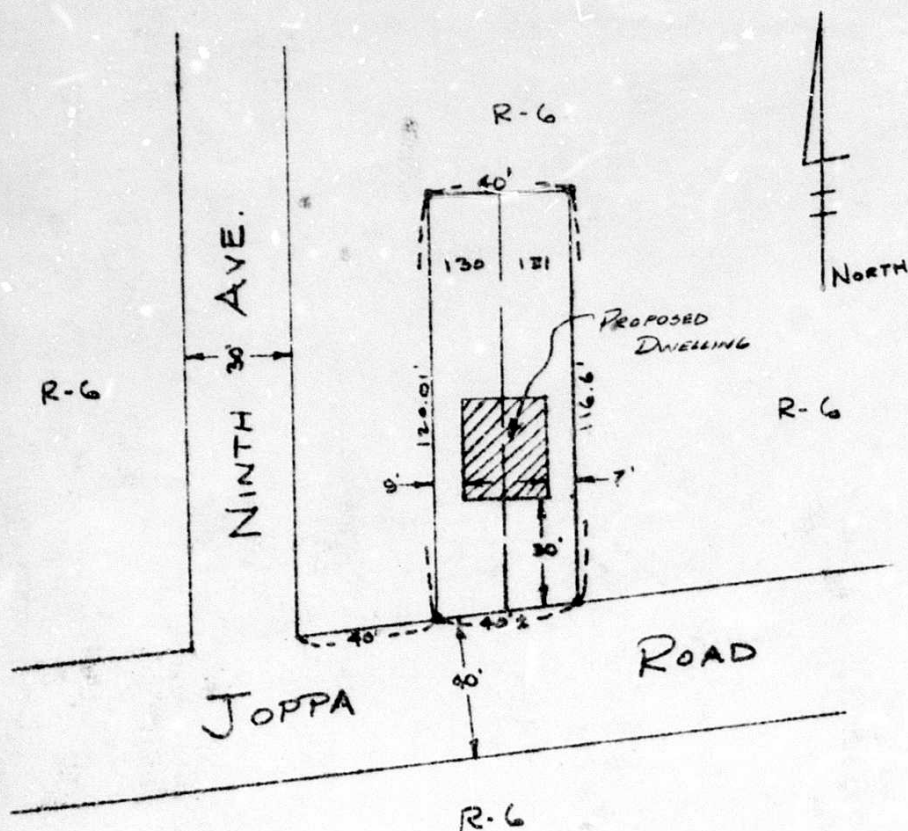
FROM Leslie H. Graef, Deputy Director of Planning

SUBJECT Petition #66-273-A. Northeast side of Joppa Road 40 feet East of Ninth Avenue
Petition for Variance to permit a side yard of 7 feet and 9 feet instead of the
required 8 foot line minimum for one side and not less than 20 feet for the sum
of both.
James L. Ruhl, Inc. - Petitioners.

11th District

HEARING: Wednesday, June 15, 1966. (10:00 A.M.)

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



CARNEY HEIGHTS

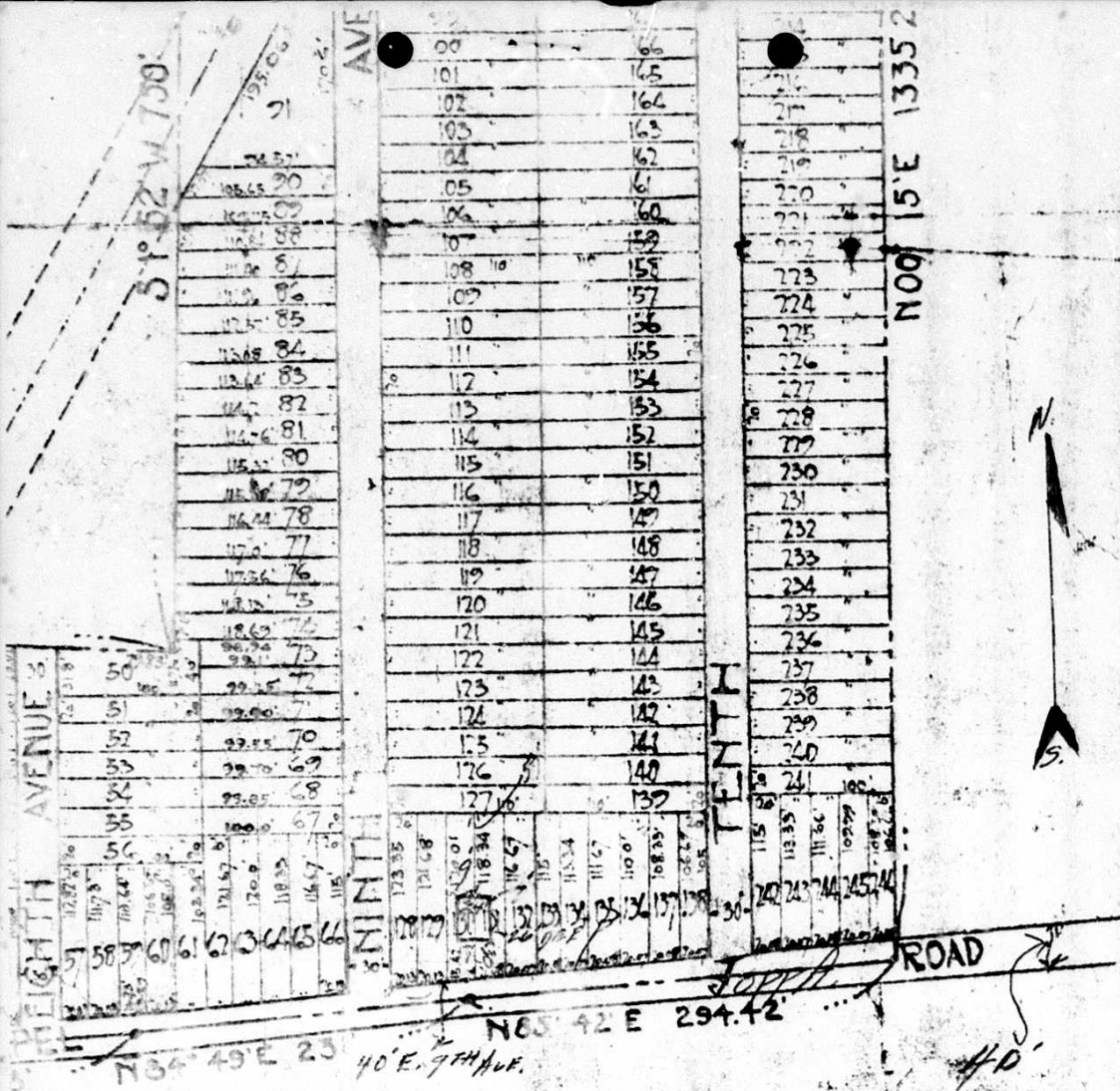
ADDITION

7-19

SCALE 1"=40' DISTRICT II

ZONING REQ. - SIDEYARD
VARIANCES





CARNEY HEIGHTS

- ADDITION -

BALTIMORE COUNTY MD.

- J. Spence - Howard

Civil & Consulting Engr. Baltimore, Md.

Scale - 1" = 100'

July 2nd 1920

7/19

R-6

11 DISTRICT

