

RE: Petition for Variance
to Zoning Regulations
N.E. Cor. Rider Ave.
and Stevenson Lane,
8th District
Investment Homes, Inc.,
Petitioner - No. 68-197-A

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn
his petition and the matter is DISMISSED without prejudice.

Zoning Commissioner of
Baltimore

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Investment Homes, 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 208.1, Lot No. 1, 8100 square feet, Lot No. 5, 7850 square feet, in lieu of the required 10,000 square feet; Section 208.2, Lot No. 2, 14 feet, Lot No. 3, 10 feet plus, minus, Lot No. 4, 18 feet plus, minus, in lieu of the required 30 feet; Section 208.4, Lot No. 1, 23 feet, ~~20 feet~~ in lieu of the required 30 feet.

The above petition is in accordance with the provisions of the Zoning Regulations of Baltimore County, as the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):
This tract originally approved for cluster-type subdivision and tentative approval received. Subsequently, Board of Education of Baltimore County decided against contemplated open space resulting in need for standard type of layout.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Investment Homes, Inc.
Contract purchaser
Address 8302 Herkwood Court
Baltimore, Maryland 21237
James H. Cook
Petitioner's Attorney
Address 22 W. Pennsylvania Avenue
Towson, Maryland 21204
ORDERED By The Zoning Commissioner of Baltimore County, this 16th day

of January, 1968, 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 29th day of February, 1968, at 10:00 o'clock

at 10:00 A.M.
Zoning Commissioner of Baltimore County
(over)

INVESTMENT HOMES, INC., 68-197-A
SIX COR. OF RIDER AVE. & STEVENSON LN
8TH DISTRICT
68-197-A

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204
Description of Riderwood Green
Rider Avenue and Stevenson Lane
Riderwood, Maryland
December 26, 1967
Beginning for the same at a point on the southeast side of Rider Avenue, 50 feet wide, said point being distant 200 feet northeasterly more or less from the centerline of Stevenson Lane, said point of beginning being also at the beginning of that parcel of land described in a deed dated July 26, 1967 from Joseph P. Martin, Jr. to Investment Homes, Inc. and recorded among the Land Records of Baltimore County in Liber O.T.C. 4786 folio 249 and running thence binding on the first and second lines of said deed the two following courses, viz: First South 65° 45' 21" East 117.08 feet, second North 69° 56' 08" East 78.77 feet to the west Right-of-Way line of the Northern Central Railroad, 66 feet wide, thence southerly binding on said west Right-of-Way line and on part of the third line in said deed along a curve to the left with a radius of 11,492.30 for a distance of 345.26 feet to the northeast side of Stevenson Lane, thence binding on the northeast side of said Stevenson Lane North 41° 36' 40" East 243.20 feet, thence binding on the sixth and seventh lines of said deed the two following courses, viz: first northerly along a curve to the right with a radius of 25.00 feet for a distance of 38.16 feet, said curve being subtended by a chord bearing North 2° 07' 07" East 34.56 feet to the southeast side of said Rider Avenue, and second northeasterly binding on the southeast side of said Rider Avenue along a curve to the left with a radius of 425.80 feet for a distance of 160.55 feet, said curve being subtended by a chord bearing North 35° 02' 46" East 159.60 feet to the place of beginning.
Containing 1.134 Acres of land more or less.

January 18, 1968
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
SUBJECT: Lot Area and setback variance, for the Investment Homes, Inc., located NE Corner Rider Avenue & Stevenson Lane 9th District (Item 72, January 16, 1968)
Dear Sirs:
The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:
BUREAU OF ENGINEERING:
Water - Existing 8" water in Rider Avenue
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 8" sanitary sewer in Bickstone Road and in Rider Avenue
Road - Both Rider Avenue and Bickstone Road are to be developed as minimum 30' roads on 50' R/R's and should be shown as such on the plan.
ZONING ADMINISTRATION DIVISION:
If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved 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.
The following members had no comment to offer:
Project Planning Division
Bureau of Traffic Engineering
Health Department
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development
Very truly yours,
James E. Byer,
Zoning Supervisor
JED:jd
cc: Carlisle Brown-Pur. of Engr.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 4
Date of Posting 2-18-68
Posted for Investment Homes, Inc.
Petitioner
Location of property 8302 Herkwood Court
Location of Signs 8302 Herkwood Court
Remarks
Posted by J. H. Cook
Signature
Date of return 2-18-68

INVOICE No. 51769
DATE Feb. 6, 1968
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
To: Messrs. Cook, Mudd and Howard
Loyola Federal Building
Towson, Md. 21284
REMARKS: Petition for variances for Investment Homes, Inc. 68-197-A
TOTAL AMOUNT \$25.00
QUANTITY 1
COST 25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
To: Mr. John G. Rose, Zoning Commissioner Date: February 16, 1968
FROM: George E. Gavrelis, Director of Planning
SUBJECT: Petition 68-197-A, Variance to permit 8100 square feet for Lot #1 and 7850 square feet for Lot #5 instead of the required 10,000 square feet; and to permit a front yard for Lot #2 of 14 feet and 10 feet for Lot #3, and 18 feet for Lot #4 instead of the required 30 feet; and to permit a rear yard of 23 feet for Lot #1 instead of the required 30 feet. Southeast corner of Rider Avenue and Stevenson Lane, Investment Homes, Inc. Petitioners.
8th District
HEARING: Wednesday, February 28, 1968 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:
The zoning regulations provide: "No increase in residential density beyond that otherwise allowable by the zoning regulations shall be permitted as a result of any grant of a variance from height or area regulations" (Section 307). Since the reductions of lot areas requested under the subject petition would, in fact, result in an "increase in residential density beyond that otherwise allowable by the zoning regulations," variances for these reductions would be illegal. Appropriate allocation of local open space would eliminate any conflict with lot-area requirements.

COOK, MUDD & HOWARD
LAW OFFICES
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
February 23, 1968
Mr. John G. Rose,
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Re: Lot area and setback variances
Investment Homes, Inc.
Located N.E. corner Rider Avenue
and Stevenson Lane
8th District
Petition # 68-197-A
Dear Mr. Rose:
Petitioners request that the petition in the above matter be withdrawn.
Would you kindly enter an order dismissing this petition. Petitioners anticipate refiling as soon as a slight discrepancy in title can be resolved.
Thank you for your consideration of this matter.
Very truly yours,
James H. Cook
JHC:jd

INVOICE No. 53071
DATE April 1, 1968
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
To: Messrs. Cook, Mudd and Howard
Loyola Federal Building
Towson, Md. 21284
REMARKS: Advertising and posting of property for Investment Homes, Inc. 68-197-A
TOTAL AMOUNT \$79.75
QUANTITY 1
COST 79.75
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR A VARIANCE
WITH DEFECTS

ZONING: Petition for Variance Lot Area and Width, Front and Rear Yards.

LOCATIONS: Southeast corner of Hider Avenue and Stevenson Lane.

DATE & TIME: WEDNESDAY, FEBRUARY 25, 1968 at 10:00 A.M.

PUBLIC HEARING: Room 100, 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 for Lot No. 1, 8130 square feet, more or less in line of the required 10,000 square feet; and on Lot No. 2, 7,450 square feet, more or less in line of the required 10,000 square feet and to permit a front yard for Lot No. 1 14 feet, more or less and for Lot No. 2 10 feet, more or less and Lot No. 4 18 feet, more or less in line of the required 30 feet; and to permit a rear yard for Lot No. 1 23 feet, more or less instead of the required 30 feet.

The Zoning Regulations to be excepted are as follows:

Section 208.1 - Lot Area and Width - 10,000 Square Feet.

Section 208.2 - Front Yards - 30 Feet.

Section 208.4 - Rear Yard - 30 Feet.

All that parcel of land in the Eighth District of Baltimore County.

Beginning for the same at a point on the southeast side of Hider Avenue, 20 feet wide, said point being distant 200 feet northwesterly from the corner of the certificate of Stevenson Lane, said point of beginning being also at the beginning of that parcel of land described in a deed dated July 25, 1947 from Joseph P. Martin, Jr. to Investment Homes, Inc. and recorded among the Land Records of Baltimore County in Liber O.T.G. 4786 folios 289 and running thence beginning on the first and second lines of said deed the two following courses, to wit: first South 65 degrees 43' 21" East 111.85 feet, second North 69 degrees 50' 00" East 78.77 feet to the west High-of-Way line of the Northern Central Railroad, 66 feet wide, thence southerly thence on said west High-of-Way line and on part of the third line in said deed developing a curve to the left with a radius of 11,492.30 feet a distance of 345.26 feet on the northeast side of Stevenson Lane, thence beginning on the northeast side of Stevenson Lane North 11 degrees 30' 40" West 242.30 feet, thence beginning on the sixth and seventh lines of said deed the two following courses, to wit: first northerly along a curve to the right with a radius of 23,000 feet for a distance of 28.16 feet, said curve being subtended by a chord bearing North 2 degrees 07' 07" East 31.56 feet to the southeast side of said Hider Avenue, and second northerly along a curve to the right with a radius of 166.56 feet, said curve being subtended by a chord bearing North 35 degrees 02' 46" East 156.60 feet to the place of beginning.

Containing 1.134 Acres of land more or less.

Being the property of Investment Homes, Inc. as shown on plan filed with the Zoning Department.

Hearing Date: Wednesday, February 25, 1968 at 10:00 A.M., Public Hearing Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

Feb. 25, 1968

OFFICE OF THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Poolesville, Md.
THE HERALD - JRGUS
Catonville, Md.

No. 1 Newburg Avenue
CATONVILLE, MD.

February 13, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COURTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for One advertisement week before the 13th day of Feb., 1968, that is to say the same was inserted in the issues of

February 8, 1968.

THE BALTIMORE COURTIAN

By *Paul J. Morgan*
Editor and Manager
K 779

PETITION FOR A VARIANCE
NEW DISTRICT

ZONING: Petition for Variance Lot Area and Width, Front and Rear Yards.

LOCATION: Southeast corner of Hider Avenue and Stevenson Lane.

DATE & TIME: Wednesday, February 25, 1968 at 10:00 A.M.

PUBLIC HEARING: Room 100, 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 for Lot No. 1 1100 square feet, more or less in line of the required 10,000 square feet; and on Lot No. 2 1,616 square feet, more or less in line of the required 10,000 square feet; and to permit a front yard for Lot No. 1 14 feet, more or less and for Lot No. 2 18 feet, more or less in line of the required 30 feet.

The Zoning Regulations to be excepted are as follows:

Section 208.1 - Lot Area and Width - 10,000 Square Feet.

Section 208.2 - Front Yards - 30 Feet.

Section 208.4 - Rear Yard - 30 Feet.

All that parcel of land in the Eighth District of Baltimore County, beginning at the corner of Hider Avenue, 20 feet wide, said point of beginning being also at the beginning of that parcel of land described in a deed dated July 25, 1947 from Joseph P. Martin, Jr. to Investment Homes, Inc. and recorded among the Land Records of Baltimore County in Liber O.T.G. 4786 folios 289 and running thence beginning on the first and second lines of said deed the two following courses, to wit: first South 65 degrees 43' 21" East 111.85 feet, second North 69 degrees 50' 00" East 78.77 feet to the west High-of-Way line of the Northern Central Railroad, 66 feet wide, thence southerly thence on said west High-of-Way line and on part of the third line in said deed developing a curve to the left with a radius of 11,492.30 feet a distance of 345.26 feet on the northeast side of Stevenson Lane, thence beginning on the northeast side of Stevenson Lane North 11 degrees 30' 40" West 242.30 feet, thence beginning on the sixth and seventh lines of said deed the two following courses, to wit: first northerly along a curve to the right with a radius of 23,000 feet for a distance of 28.16 feet, said curve being subtended by a chord bearing North 2 degrees 07' 07" East 31.56 feet to the southeast side of said Hider Avenue, and second northerly along a curve to the right with a radius of 166.56 feet, said curve being subtended by a chord bearing North 35 degrees 02' 46" East 156.60 feet to the place of beginning.

Containing 1.134 Acres of land more or less.

Being the property of Investment Homes, Inc. as shown on plan filed with the Zoning Department.

Hearing Date: Wednesday, February 25, 1968 at 10:00 A.M., Public Hearing Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

Feb. 25, 1968

CERTIFICATE OF PUBLICATION

TOWSON, MD., FEB 25, 1968

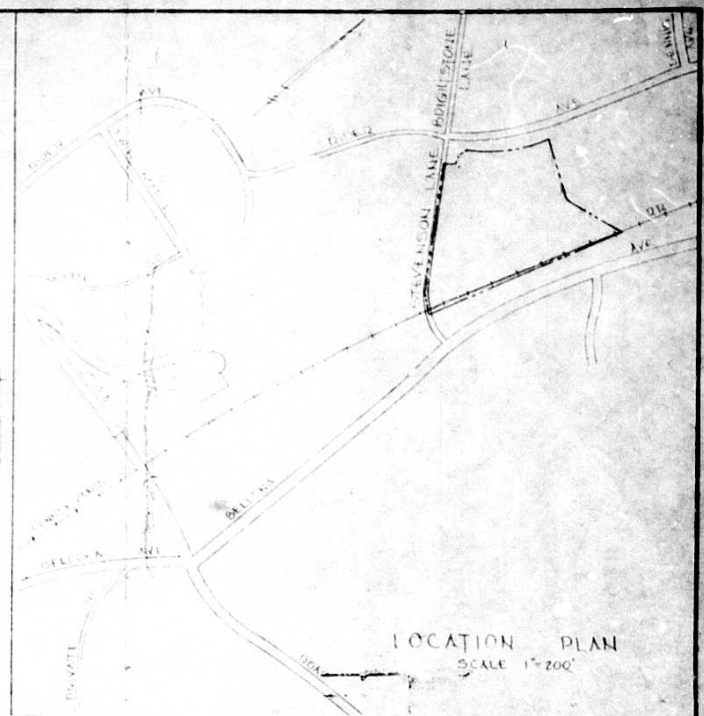
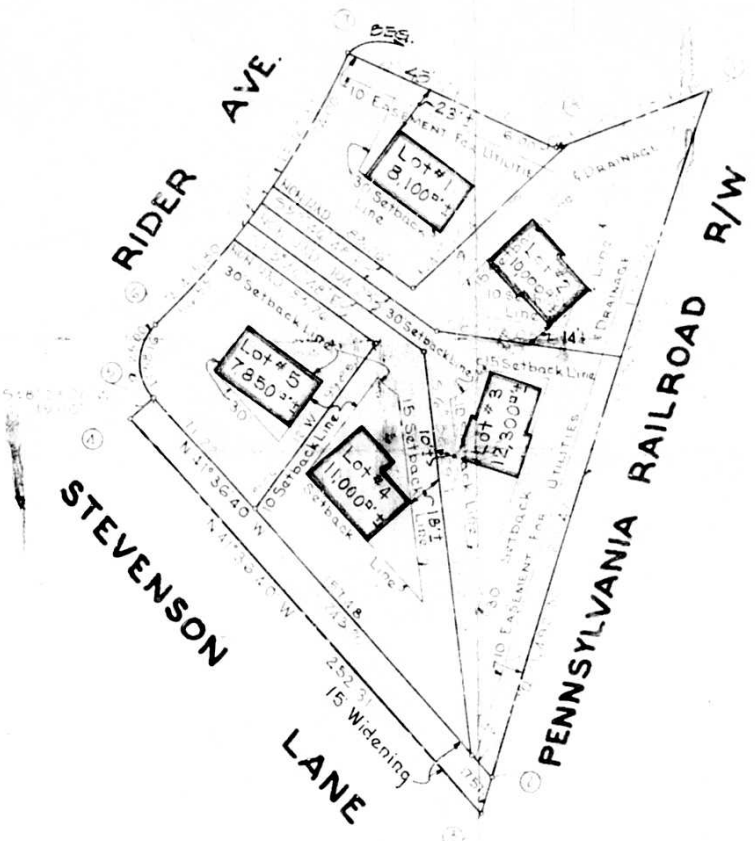
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one (1) consecutive weeks before the 13th day of February, 1968, the first publication appearing on the 8th day of February, 1968.

THE JEFFERSONIAN,
Paul J. Morgan
Manager.

Cost of Advertisement, \$.....

COORDINATES				
NO.	NORTH	WEST	NORTH	WEST
1	4,675.67	8,150.38		
2	2,154.75	8,257.28		
3	2,150.44	8,247.84		
4	4,119.10	8,410.87		
5	4,152.06	8,399.18		
6	4,156.60	8,392.50		
7	4,169.27	8,306.25		
8	4,164.46	8,204.91		

CURVE DATA				
NO.	RADIUS	Δ	Δ/2	TANG.
A	171.1	70.43	35.22	100.00
B	171.1	70.43	35.22	100.00
C	125.80	27.56	13.78	100.00



VARIANCES REQUESTED

- Section 208.1 Lot Area & Width
 Lot Area
 Lot #1 - 8,100 Sq. Ft. ± In Lieu OF Required 10,000 Sq. Ft.
 Lot #3 - 7,850 Sq. Ft. ± In Lieu OF Required 10,000 Sq. Ft.
- Section 208.2 Front Yard
 Lot #2 - 14' ± In Lieu Of Required 30'.
 Lot #3 - 10' ± In Lieu Of Required 30'.
 Lot #4 - 18' ± In Lieu Of Required 30'.
- Section 208.4 Rear Yard
 Lot #1 - 23' ± In Lieu Of Required 30'.

NOTE:
 AREAS BY PLANIMETER.

PLAT SHOWING
 VARIANCES REQUESTED
 FOR
RIDERWOOD GREEN
 BALTO. CO. MD. ELECT. DIST. NO. 8
 SCALE: 1"=50' DEC. 15, 1967



OWNER
INVESTMENT HOMES INC.
 2414 HARTFELL ROAD
 TIMONIUM, MD.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

ENGRS & SURVEYORS
 503 W. ECHOLS AVE. FORT WASHINGTON, MARYLAND 2104
 LOYOLA FEDERAL BLDG. BEL AIR, MARYLAND 21014

