

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 sq. ft., and Lot No. 2 - 7830 sq. ft. in lieu of required 10,000 sq. ft.); 208.2 (Lot No. 3 - 14 ft.,

Lot No. 3 - 10 ft. and Lot No. 4 - 18 ft. in lieu of required 30 ft.); and 208.4 (Lot No. 1 - 23 ft. in lieu of required 30 ft.). of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons (indicate hardship or practical difficulty)

This tract originally approved for cluster-type subdivisions and tentative approval received. Subsequently, Board of Recreation for Baltimore County decided against contemplated open space, resulting in need for standard type 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 and are 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: 3302 Berkwood Court
Baltimore, Md. 21237
James H. Cook
Petitioner's Attorney
Address: 22 W. Pennsylvania Avenue
Towson, Maryland 21204
ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of July 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of August, 1968, at 10:30 o'clock

Zoning Commissioner of Baltimore County.
(over)

RE: Petition for Variance to Sections 208.1, 208.2 and 208.4 of Zoning Regulations N/E Cor. Rider Avenue and Stevenson Lane, 8th Dist., Investment Homes, Inc., Petitioner - No. 69-42-A

ORDER OF DISMISSAL

The petitioner, in the foregoing petition, has withdrawn his petition, therefore, the matter is dismissed without prejudice.

Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE 8/23/68
BY [Signature]
ADMINISTRATIVE SERVICES

LAW OFFICES
COOK, MUDD & HOWARD
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

August 20, 1968

Mr. John G. Rose, Zoning Commissioner
Baltimore County Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Variance for Investment Homes, Inc.

Dear Commissioner:

Please be advised that it is the intention of Investment Homes, Inc., to withdraw their petition heretofore filed in the above matter. Accordingly, you are hereby requested to cancel the hearing currently scheduled in this matter for August 22, 1968 and to promulgate the necessary order of dismissal.

Thank you for your services in this matter.

Very truly yours,

James H. Cook
Attorney for Investment Homes, Inc.

DOT/dej
c.c. Mrs. Alice Stefanowicz
Investment Homes, Inc.
8302 Berkwood Court
Baltimore, Maryland 21237



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
805 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204
April 15, 1968

Beginning for the same on the southeasterly side of Rider Avenue, 50 feet wide, at the end of the second or North 65° 56' 21" West 111.08 foot line of that parcel of land conveyed by John H. Dennis, Jr. et al to Stebbins-Anderson Company, Incorporated by deed dated August 3, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.B. 1999, folio 260 and running thence binding reversely on the above heretofore mentioned line, as now surveyed, South 65° 45' 21" East 111.08 feet to the end of the first or North 65° 56' 00" East 182.34 foot line of the above described deed, said point also being on the fourth or South 73° West 381 foot line of that parcel of land conveyed by John P. Poca and Elmer J. Cook, Trustees, to the Stebbins-Anderson Coal and Lumber Company by deed dated October 13, 1914 and recorded among the Land Records of Baltimore County in Liber W.P.C. 437, folio 173; thence binding reversely on the remainder of said last described line, as now surveyed, North 65° 56' 00" East 121.23 feet to the beginning of said last described line, said point being on the center line of the Northern Central Railroad right-of-way, 66 feet wide; thence binding on said center line and intending to bind reversely on the third or North 23° 35' East 407 foot line of the above last described deed, as now surveyed, southeasterly along a curve to the left having a radius of 11,459.30 feet for a distance of 399.26 feet, said curve being subtended by a chord bearing South 17° 59' 39" West 399.26 feet; thence intending to bind reversely on the second or South 48° East 42 feet line of the above last described deed, as now surveyed, North 54° 05' 40" West 36.99 feet; thence binding reversely on part of the first or South 35° East 305 foot line of the above last described deed, as now surveyed, North 41° 36' 40" West 249.96 feet;

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

No. 56237

DATE: Aug 21, 1968

TO:	AMOUNT	DATE
Mr. John G. Rose, Zoning Commissioner Baltimore County Office of Planning and Zoning 111 W. Chesapeake Avenue Towson, Md. 21204	97.75	8/21/68
Advertising and posting of property for Investment Homes, Inc. 69-42-A	97.75	
4		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

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

No. 54489

DATE: Aug 21, 1968

TO:	AMOUNT	DATE
Mr. John G. Rose, Zoning Commissioner Baltimore County Office of Planning and Zoning 111 W. Chesapeake Avenue Towson, Md. 21204	25.00	8/21/68
Petition for Variance for Investment Homes, Inc. 69-42-A	25.00	
4		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 9, 1968
FROM: George E. Gavrellis, Director of Planning
SUBJECT: Petition 69-42-A, Northeast corner of Rider Avenue and Stevenson Lane. Petition for Variance to permit Lot Area for Lot No. 1 of 8100 square feet and Lot No. 2 of 7830 square feet instead of the required 10,000 square feet; and to permit a front yard for Lot No. 2 of 14 feet, Lot No. 3 10 feet and Lot No. 4 18 feet instead of the required 30 feet; and to permit a rear yard for Lot No. 1 of 23 feet instead of the required 30 feet.
Investment Homes, Inc. - Petitioners

8th District
HEARING: Thursday, August 22, 1968. (10:30 A.M.)

With respect to petition No. 68-197-A - a request similar to the subject petition - we commented as follows:

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 reduction of lot sizes 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 dedication of local open space would eliminate any conflict with lot-area requirements.

These comments are equally valid with regard to the present case. If local open space is not set aside, the number of lots may be reduced.

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 _____ day of _____, 1968.

Petitioner: _____
Petitioner's Attorney: _____
Reviewed by: _____
Chairman of Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

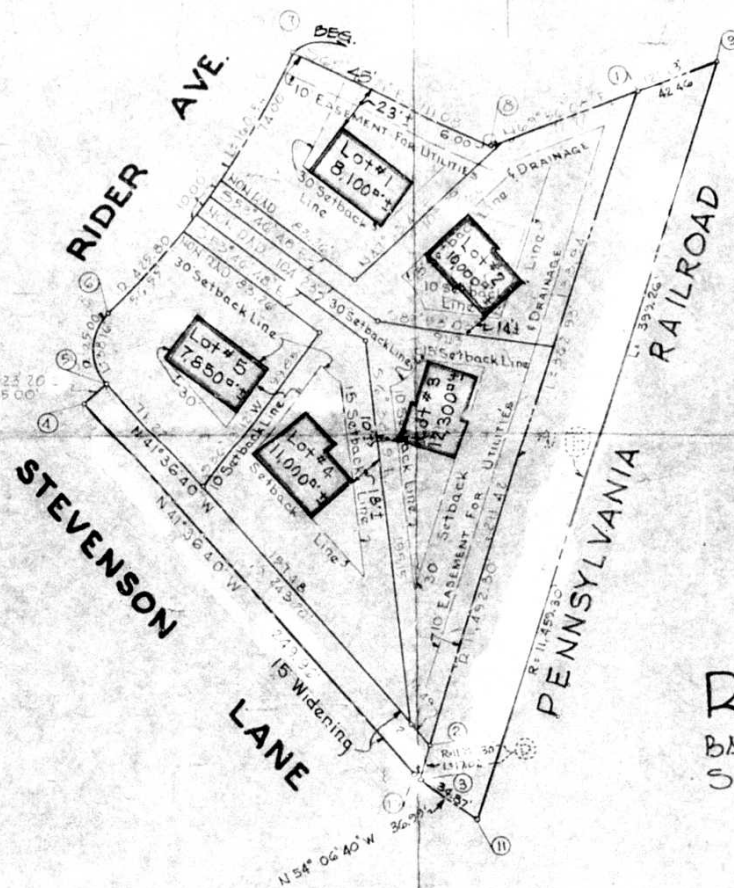
District: 8th Date of Posting: 8/21/68
Posted for: VARIANCE
Petitioner: Investment Homes, Inc.
Location of property: N/E Cor. Rider & Stevenson Lane
Location of Signs: N/E Cor. Rider & Stevenson Lane
Remarks: _____
Posted by: _____ Date of return: 8/21/68

6-22-70

August 1, 1969

COORDINATES					
NO.	NORTH	WEST	NO.	NORTH	WEST
1	41,679.67	8,300.96	10	41,932.21	18,244.40
2	41,347.23	8,257.60	11	41,910.53	18,214.43
3	41,510.77	8,212.53			
4	41,519.10	8,410.53			
5	41,529.06	8,519.18			
6	41,568.60	8,533.90			
7	41,694.27	8,506.25			
8	41,748.66	8,204.91			
9	41,690.24	8,091.10			

CURVE DATA						
NO	RAD	A	ARC	TAN	CUR	LCIB
A	11,492.30	1° 41' 15"	31.4	172.68	341.3	N17° 51' 53" E
B	25.00	81° 27' 52"	28.4	23.92	4.96	N17° 01' 07" E
C	425.00	21° 36' 12"	160.55	51.23	193.60	N35° 02' 46" E
D	11,492.30	0° 05' 05.51"	17.02	8.51	17.02	N17° 05' 40.67" E
E	11,453.30	1° 52' 46.55"	399.26	191.65	399.24	N17° 59' 38.52" E



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 #2 - 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.

PLAN SHOWING
VARIANCES REQUESTED
FOR

RIDERWOOD GREEN

BALTO. CO. MD.
SCALE: 1"=50'

ELECT. DIST. NO. 8
DEC. 15, 1967
REVISED JULY 2, 1968

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

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

ENGINEERS & SURVEYORS
303 ALLEGHENY AVE. TOWSON, MARYLAND 21204
LOYOLA FEDERAL BLDG. BEL AIR, MARYLAND 21014



LOCATION PLAN
SCALE: 1"=200'