PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Trag we_Valleywood, 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. 205.1 to permit a front building Let widths as frilows Lot #15- to permit 95.56 feateed of the req. 100°; and to permit 95.10° for Lot #16- or the requirement of the permit 95.10° for Lot #16 or the req. 100°; and to permit 95.10° for Lot #16 or the req. 100°; and to permit 92.32° for Lot #17 leateed of the req. 100°; and to

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

The four lots affected by the subject petition front on a cul-de-sac road and strictly to comply with the area regulations would create undue hardship on the owner and prevent construction of homes on the affected lots without practical difficulty.

See attached description

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

Lie we, agree to pay expenses of above Variance advertising, porting, etc., upon filing of this sting, and further agree to and are to be bound by the routing regulations and restrictions of make County adopted pursuant to the Zoning Law For Baltimore County. VALLEYWOOD, INC. BY: Tronge F Strutt Contract purchaser Address 321 Pr may Rd John W. Armiger Petitioners Attorney

John W. Armiger Petitioners Attorney

Address Control of Cont of ... februery ... 196.2., 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 games counts, that property be potted, and that the public hearing be had before the Zoning Confidissioner of Baltimore County in Room 106, County Ofice Building in Townson, Baltimore 19th day of March

and it appearing that by reason of the following finding of facts __that_strict_compliance.with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship were the petitioner and the requested variances, would give relief without substantial injury to the public health, safety or general welfare IT IS GRDERED by the Zoning Commissioner of Baltimore County this 20 # ., 196 9 ... that the herein Pethion for a Va; iance should be and the day of March same is granted, from and after the date of this order, to permit lot widths on Lot 15 -95, 56 instead of the required 100; lot 16 - 95, 10 instead of the r same is granted, from and size the date of this owner, to permit the within on Lot 13 - 37, 30 instead of the required 100; lot 16 - 95, 10 instead of the required 100 and bit 18 87, 08 instead of the required 100. subject to approval of the plot plan by the Bureau of Public Services and Office of Planning & Zoning.

Purpuant to the advertisement, posting of property and public hearing on the above 8

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John Rose Attention: 7. L. Neyers

Date. February 13, 1969

Zoning Com

196 9 at 10:00 clock

re County.

MICRUFILMED 3/19/69

John France

40.7

All buildings must conform with regulations of Baltimore County Building Gods.

JF:efc

MICROFILMED

BALTIMORE COUNTY, MARYLAND

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

196 that the above Variance be and the same is hereby DENIED.

TO Mr. John G. Rose, Zoning Commissioner Date Morch 7, 1969

FROM George E. Gavrelis, Director of Planning

SUBJECT Petition 69-191-A. Variance to permit front building lat widths for Lot #15 - 95,56 test and Lot #10 - 95,10 test and Lot #18 - 87,08 test instead of the required 100 feet, West side of Forest Ridge Court 291,17 feet south of Forest Ridge Road.

Valleywood, Inc., Petitioner.

8th District

HEARING: Wednesday, March 19, 1969 (10:00 A.M.)

When approved as a subdivision by the Planning Board, the subject lots provided a 30 foot front yard setback which enabled them to comply with the lot with requirements of the R-20 zone. Unless there are conditions of practical kardshin or unreasonable difficulty resulting from topographic or grading facts, we feel that the variances are not proper.

GEG:bm

MICROFILMED

PRON THE OFFICE OF GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES ENGINE'RS P.O. BOX # 6828, TWWSON, MG. 21204

BUREAU OF ENGINEERING

Zoning Plat - Comment

All road and utility improvements are completed adjacent to these

There will be no Public Works requirements.

Oistrict: 8th
Present Zoning: 8-20
Proposed Zoning: Ver. to Sec. 205.1 front
Lldg. lot
Widtha lote #15, 16, 1, 18

MICROFILMED

182. Property Owner: Valleywood, Inc.
Location: 5.4.5/WS of Forest Eide St.,
201.171- 3/5 Forest Eide Rood

place of beginning.

January 20, 1969

Beginning for the same at the northeast corner of Lot 15 Block "J" as shown on a recorded plat entitled: "Valleywood Sections 4-A and 4-B" dated September 29, 1967 and recorded among the plot records of Baltimore County, Maryland in Liber O.T.G. 32 Folio 93, said point being on the yest size of Forest Ridge Court and being distant 291.17 feet southwesterly from the south side of Forest Ridge Road, running thenco and binding on the outlines of Vote 15, 16, 17 and 18 Block "J" wn on the abovementioned plat, the twelve following courses and distances, vis: first binding along the said sest side of Forest Ridge Court by a line curving to the left baying a radius of 175.00 feet and an arc of 196.36 feet, said curve being subtended by a chord bearing of South 37° 24° 25" East for 186.22 arc of 75.95 icet; said curve being subtended by a chord bearing of North 69° 52' 58" East for 68.94 feet, third leaving the west side of said Forest Ridge Court South 71° 09' 00" East 225.20 feet, fourth South 70° 23' 17" West 23.47 feet, fifth South 63° 00° 17" West 286.20 feet, sixth South 60° 23' 17" Heat 2.47 feet, saventh South 63° 57' 52" West 98.31 feet, eighth North 30° 12' 05" West 155.25 feet, minth Morth 33° Oi' 26" West 143,12 feet, tenth North 62° 51' 24" West 100,57 feet, eleventh North 9° 21° 54" East 60.31 feet, and twelfth by a radial line to the aforementioned 175.00 foot radius North 84° 44' 18" East 213.31 feet to the

MICROFILMED

BALTIMORE COUNTY BOARD

OF FOR 11, 1969

Potitioner: Vancywood, he Locations . I shall to Forest Roce C

Present Zoning: 820 Proposed Zoning: Van No. of Acres: 4 5

Comments: No exect to situate Porter ATION

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Oliver L. Myers Date February 13, 1969

FROM William M. Greenwalt

SURPORT Item 182 - Zoning Advisory Committee Meeting, February 11, 1969

Health Department Comments:

Health Departures Valleywood, Inc.

182. Property Owner: Valleywood, Inc.
Location: 5 SW/S of Forest Ridge Ct., 291.17' +
District: 8th
Proposed Zoning: Va. to Sec. 205.1 front bldg. lot
Widths lots #15, 16, 17, 18

Since public water and sewers are available to the site, this office does not anticipate any health problems.

William M. Gicenoct Chief Water and Sewer Section BURBAU OF ENVIRONMENTAL HEALTH

WMG/ca

RALTIMOE COUNTY, MARYLAND

INTER-DEFICE CORRESPONDENCE

TO Mr. John C. Rose, Zoning Commissioner Date February 13, 1969

Property Owner: Valleywood, Ic..

1tom 182 - Agenda - Tuesday, February 11, 1969
Location: 3. & SV/S of Forest Ridge Court, 271.171 - 5/S Forest Ridge Rd.
Dist. Sth.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

JOHN C. ROSE Edning Commissioner

Date February 21, 1969

SUPJECT Zoning Advisory Agenda Item #182

February 11, 1969 Valleywood, Inc. S & S/M/S of Forest Ridge Ct. 291.17'± S/3 Forest Ridge Rd.

The peritioner originally requested a 50' setback line in the R-20 area in order to get the maximum number of lots along Forest Ridge Court. An alternative to the variance would be the elimination of one of the lots.

RICHARD B. WILLIAMS

John W. Armiger, Esq. 200 Padonia Road, East Cockeysville, Naryland 21030 RE: Item 182

February 2., 1969

PROJECT PLANNING DIVISION:

The peritioner originally requested a 50' setback line in the R-20 area in order to get the assimum number of lots alone Forest Ridge Court. An elumentive to the variance would be the elimination of one of the lots.

TIRE DEPARTMENT:

This office has no company

BOARD OF EDUCATION:

No affect on student population.

HEALTH DEPARTMENT COMMENTS:

Since public water and severs are available to the size, this not anticipate any health problems.

BUILDING ENGINEER'S OFFICE:

All buildings must conform with regulations of Baltimore County Building Code.

ZONING ADMINISTRATION DIVISION:

This patition is accented for filing on the date of the enclosed filing certificate. Notice of the barring date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours.

OLIVER L. MYERS, Chairman

MICROFILMED

INTER-OFFICE CORRESPONDENCE

FROM PROJECT PLANNING DIVISION

RRW - wh

MICROFILMED

No. 62106 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE MICROFILMED

LEPHONE 85-3000 IXT, 367	BALTMORE OUNTY, MARELAND OFFICE OF FINANCE Division of C-discision and Receipts COURT HOUSE TOWNON, MARYLAND 21204 PLANT TOWNON, MARYLAND 21204	
TO:		SP fe Cos
1300 41	hillian for turines for tell squared, has,))
25002	MICROPILMED	

Bultimore County Maruland Towers Maryland 21204

Date February 13, 1969

Mr. John G. kose TO:

SUBJECT: Item 182 - ZAC - February 11, 1969 Property Owner: Valleywood, Inc. Forest Ridge Court 5/5 Forest Ridge Road Variance to Sec, 205.1 Front bldg. lot

The subject petition appears to create no major traffic

CRM: nr

for the same at the

District 8 th

VARIANCE

Posted by Select

MICROFILMED

CE OF

TOWSON IMES

was inserted in THE TOWSON TIMES, a weekly newspaper published in

weeks before the 5th day of March, 1969, that is to say, the same

By Buth Morgan

STROMBERG PUBLICATIONS, Inc.

Date of Posting 2-27-69

Date of return: 3-6-69

MICROFILMED

TOWSON, MD. 21204 Narch 5.

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

Baltimore County, Maryland, once a week for One

was inserted to the issues of Pebruary 27, 1969.

1 Sign

CERTIFICATE OF POSTIN

Petitioner VAlkywood Fac
Location of property Wis of Fercest Ridge Court - 291' Sef Ferest Ridge Location of Signe 340' 501 Farest Hulge Aden 4/2 of Facest Actgo Ct.

MICROFILMED.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

BUREAU OF BUREAU OF

AUSCAU OF MEASTAL THE STREET

NUMBER OF STREET

White a property

INDUSTRIAL.

February 21, 1969

Oliver L. Myers John W. Armiger, Esq. 200 Padonia Road, East Cockeysville, Maryland 21030

RE. Type of Hearing: Lot Variances Location: S & SW/S of Forest Ridge Ct., 291.17': S/S Forest Ridge Road Ct., 291.17' ± 5/5 Forest Ridge Roa Bth District Petitione: Valleywood, Inc. Committee Meeting of Feb. 11, 1959 Item 182

Dece 51--

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition and has made an on site field inspection of the property. The following Comments are a result of this review and inspection.

The subject property lies as the wast side of Forest Ridge Court and the south side of Forest Ridge Court and the south side of Forest Ridge Court approximately 230 ft, south of Forest Ridge Road. The property to the morth and to the cest are immoved with the property to the property of a sittly under construction. The property to the property of the side of a sittly under construction for a distance of approximately a half a mile - free this point expirately under construction with the curb and gutter existing but with crusher run road bed.

BUREAU OF ENGINEERING:

All road and utility improvements are completed adjacent to those lots.

There will be no Public Works requirements.

BUREAU OF TRAFFIC ENGINEERING.

The subject patition appears to create no major traffic problems.

MICROFILM

Front Yavia.
LOCATION: West side of Forest
Ridge Court 131.17 feet south of
Forest Ridge Foot:
DATE & TIME: West, moday, March
13,195 at 10:00 A.M.
PUBLIC REARING Reem 188, Crossty Office Building, 111 W. Cecpeaks Avenue, Tyvenen, Maryland. peaks Aventud, Thromas, Barry and The Leaning Commissioner of Bal-timere County, by suckarity of the interest County, by suckarity of the interest County, will head a public hearing. For Ventuce from the Executed Revisione of Bullimere County to permit fresh bullifact for Louise of the required 100 feet Louise of the required 100 feet Louise of the required 100 feet to require 100 feet; but made of the required of the required 100 feet and the first permit 100 feet 100

CERTIFICATE OF PUBLICATION

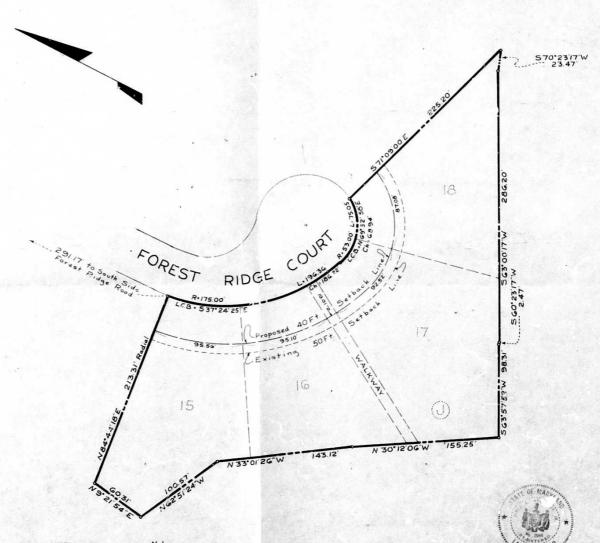
FFB 2 7 1959 19.... TOWSON MD

TUIS IS TO CERTIFY that the annexed advertisement was wiblished in THE JEFFERSONIAN, a weekly newspaper printed day of Narch 19.69, the max publication appearing on the 27th day of February

THE JEFFERSONIAN,

Cost of Advertisement, \$...

MICRUFILMED



GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. ENGINEERS 303 ALLEGHENY AVE.

Reference to Lots Shown Hereon Based on a Recorded Plat Entitled Valleywood Sections 4.4 4B' Dated September 29, 1967 and Recorded Among the Plat Records of Balto Co., Md in Liber OTG 32 Folio 93.

Variances Requested to Section 2051 of the Baltimore County Zoning Regulations to Permit Front Building Line Width. Shown Hereon Instead of the Required 100 Feet Also to Section 2052 to Permit the Required 40 Foot Front Building Line Instead of the 50 Foot Line as Shown on the Recorded Plat (OTG 32-93)



PLAT TO ACCOMPANY REQUEST FOR ZONING VARIANCES

VALLEYWOOD SECTIONS 4A \$4B

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

ELECT DIST Nº 8 JANUARY 17, 1969

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

New we. Valloywood, Inc. 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. hereby petition for a Variance from Section. 205.1 to permit a front building for widths as follows: Lot #15 to permit 95.50' instead of the res. 100'; and to permit 95.10' for Lot #15 to permit 95.50' instead of the res. 100'; and to permit 95.10' for Lot #15 to permit 95.10'

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

The four lots affected by the subject petition front on a cul-de-sac road and strictly to comply with the area regulations would create undue hardship on the owner and prevent construction of homes on the affected lots without practical

See attached description

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

Lor we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petiting, and further agree to and are to be bound by the rotning regulations and restrictions of Balimdee County adopted pursuant to the Zoning Law For Balimore County.

	VALLEYWOOD, INC.
> Contract purchaser	BY: Tronge F Strutt
Address	Address 321 Powerroy Rd
John W . Armiger Petitioner's Attorney	Protestant's Attorney
Address 200 Padonia Road, East Cockeysville, Md. 21030	*************************
ORDERED By The Zoning Commissioner of B	altimore County, this 11th da

County on the 19th day of March 196.9, at 10:00 clock A-M

Zoning Commissioner of Baltimore County

1 Sign

69-191-A

2

19

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNT

	least, marying
7t	
District. 8 1/t	Date of Posting 2-27-69
Posted for WAVIENCE	
Petitioner WAlleywood	The 101kg
Location of property W/S of Fes	Fac. Rodge Chart - 291' Sel Terest Rodge
	Forest Pidge Rd in Us of Forest Arige Ct
Location of Signs 300 00	torest Ridge NO m. J. of Forest Trage CT
Remarks	2 , 15

EPHO NE 123-3000 EXT. 367	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Resigns COURT HOUSE TOWNON, MARKLAND 2004 WHATE
	By Hope and the State and
e terre	To the second se
6200	4

FROM THE OFFICE OF GRORGE WILLIAM STREVERS, JR. & ASSOCIATES, INC. BYGINJERS P.O. BOX # 5828, TOYSON, MD. 21204

191

Z

VALLEYMOOD, INC.
W'S of Forest Ridge Ct. 2
Forest Ridge Road

291.17' S of

Beginning for the same at the northeast corner of Lot 15 Block "J" as shown on a recorded plat entitled: "Valleywood Sections 4-A and 4-P" dated September 29, 1967 and recorded among the plat records of Saltimore County, Maryland in Liber O.T.G. 32 Folio 93, said point being on the west side of Forest Ridge Court and being distant 291.17 feet southwesterly from the south side of Forest Ridge Road, running thence and binding on the outlines of Lots 15, 16, 17 and 18 Block "J" as shown on the abovementioned plat, the twelve following courses and distances, vis: first binding along the said west side of Forest Ridge Court by a line curving to the left having a radius of 175,00 feet and an arc of 196,36 feet, said curve being subtended by a chord bearing of South 37° 24° 35" East for 185.22 feet, second by a line curving to the left having a radius of 53.00 feet and an arc of 75.05 feet, said curve being subtended by a chord bearing of North 69° 52° 58" East for 68.94 feet, third leaving the west side of said Forest Kidge Court South 71° 09' 00" East 225.20 feet, fourth South 70° 23' 17" West 23.47 feet, fifth South 63° 00° 17" West 236.20 feet, sixth South 60° 23° 17" West 2.47 feet. seventh South 63° 57' 52" West 98.31 feet, eighth North 30" 12' 06" West 155.25 feet, minth North 33° 01' 26" West 143.12 feet, tenth Mer 5 62° 51' 24" West 100.57 feet, eleventh forth 9° 21° 54" East 60.31 feet, and twelfth by a radial line to the aforementioned 175.00 foot radius North 84° 4/ 18" East 213.31 feet to the



BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date Morch 7, 1969

FROM George E. Gavrelis, Director of Planning

SURJECT Petition *6.9-101-A. Variance to permit front building lot widths for Lat *15 - 95.56 feet and Lat *17 - 92.52 feet and Lat *17 - 92.52 feet and Lat *18 - 97.08 feet instead of the required 100 feet. West side of Forest Ridge Court 291.17 feet south of Forest Ridge Road. Valleywood, Inc., Petitioner.

8th District

'ÆARING: Wednesday, March 19, 1969 (10:00 A.M.)

When approved as a subdivision by the Flanning Board, the subject lots previded a 50 foot front yard setters which enabled them to comply with the lot width requirements of the R-20 zone. Unless there are conditions of practical herathips or unrecompted difficulty resulting from topographic or grading facts, we teel that the variances are not proper.

GEG:bm

MUREAU OF ENGINEERING

Zoning Plat - Comment

182. Property Cumer: Valleywood, Inc.
Location: S & S/WS of Forest Ri We St.,
291.17. S/S Forest Ridge Road

All road and utility improvements are completed adjacent to these

There will be no Public Works requirements.

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING . ISONY COMMITTEE MEETING

Petitioner: Vaccywood, be

location: 5 y s/w/s or Forest Rose ()

District: /

Present Zoning: Rac

Proposed Zoning: Van

No. of Acres: 4 -

Comments: No EFFECT ON SIDNESST POTENTION

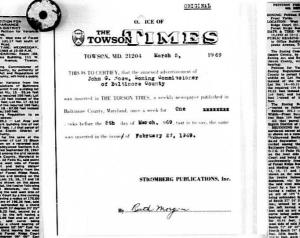
BALTIMORE COUNTY, MARYLAND

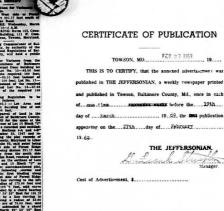
INTER-OFFICE CORRESPONDENCE

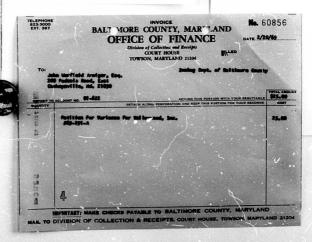
John France

All buildings must conform with regulations of Baltimore County Building Code.

she france







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 Baltimore County. Zoning Regulations would result in practical difficulty and unreasonable hardship won the petitioner and the requested variances would give relief without substantial injury to the public health, safety or general welfare of the locality involved IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20 +4. 196 9... that the herein Petition for a Variance should be and the day of March same is granted from and a ter the date of this order, to permit lot widths on Lot 15 - 95, 56 instead of the required 100: lot 16 - 95, 10 instead of the required 100 and is 18 57, 08 instead of the required 100, subject to approval of the plot plan

Zoning Commissioner of Paltimore County St. 08' instead of the required 100', subject to approval of the plot plan and the Office of Planning & Zoning. Commissioner of Paltimore County by the Bureau of Public Services and the Office of Planning & Zoning.

Purpant to the advertisement, posting of property and public hearing on the above petition. and a appearing that by reason of. ove Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 196.... that the above Variance be and the same is hereby DENIED

BALTIMORE COUNTY, MARY! AND

INTER-OFFICE CORRESPONDENCE

Date February 13, 1969 TO Mr. Oliver L. Mvers SUBJECT Item 182 - Moning Advisory Committee Meeting, February 11, 1969 Health Department Comments: 182. Property Owner: Valleywood, Inc.
Location: S.& SW/S of Forest Ridge Ct., 291.17' ±
S/S Forest Ridge Road
District: 8th

District: 8th
Proposed Zoning: Var. to Sec. 205.1 front bldg. lot
Widths lots #15, 16, 17, 18 Present Zoning: R-20

Since public water and sewers are available to the site, this office does not anticipate any health problems.

Ochier to Sucan set Water and Sewer Section JRBAU OF ENVIRONMENTAL HEALTS

WKG/ca

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date February 13, 1969

FROM Inspector Thomas E. Kelly Fire Department

SUBBECT Property Owner: Valleywood, Inc.

[Lea 162 - Agenda - Twenday, February 11, 1969
Location: 0, 2 30/5 of Forest Ridge Court, 271.171 - 5/3 Forest Ridge Rd.
Dist. Bth

Fire Department has no comments

cc: Jay l'anna, Fire Projection Engineer

BALTIMORE COUNTY MARYLAND

INTER-OFFICE CORRESPONDENCE

JOHN G. ROSE TO Zoning Commissioner

Date February 21, 1969

FROM PROJECT PLANNING DIVISION

SUBJECT Zoning Advisory Agenda Item #182

February 11, 1969 Valleywood, Inc. S & S/W/S of Forest Ridge Ct. 291.17' S/S Forest Ridge Ri.

The petitioner originally requested a 50' setback line in the R-20 area in order to get the maximum number of lots along Forest Ridge Court. An alternative to the variance would be the climination of one of the lots.

RBW: vh

RICHARD B. WILLIAMS Planner

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGL Baltimore County, Marglani Towsen, Maryland, 21204

Date February 13, 1969

Mr. John G. Rose Attn: Oliver L. Myers

FROM: C. Richard Moore

Zoning Commissioner of Baltimore County

SUBJECT: Item 182 - ZAC - February 11, 1969 Property Owner: Valleywood, Inc. Forest Ridge Court S/S Forest Ridge Road Variance to Sec. 205.1 front bldg. lot

The subject petition appears to create no major traffic

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Oliver L. Hyers

MEMBERS

BUREAU OF BUREAU OF TRAFFIC ENGINEERIN STATE EDADS CORN

FIRE PREVIOUS PROJECT PLANSING

BUILDING DEPARTMENT BOARD OF EDUCATION ZUNING ARRINISTRATI DEVA OFMENT

February 21, 1969

John W. Armiger, Esq. 200 Padonia Road, East Cockeysville, Maryland 21030

RC: Type of Hearing: Lot Variance: Location: 5 & Su/s of Forest Ridge Ct., 291.17' ± 5/5 Forest Ridge Road 8th District Pc 'ioner: Valleywood, Inc. Committee Meeting of Feb. 11, 1959 1tem 182

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property lies or the uest side of forest Ridge Court and the south side of forest Ridge Court and the south side of forest Ridge Court and the south of forest Ridge Court in property to the north and to the cost are imposed with two-story new cottages, one is still under construction. The property to the south and to the uest are uningroved for a distance of approximately a holf a mile - free this point agricultural uses start. Forest Ridge Court is presently under construction with the curb and gutter existing but with crusher run read bed.

BUREAU OF ENGINEERING:

All road and utility improvements are completed adjacent to these lots.

There will be no Public Lorks requirements.

BUREAU OF TRAFFIC ENGINEERING:

The subject petition appears to create no major traffic problems.

- Page 2 -

John M. Armiger, Esq. 200 Padonia Road, East Cockeysville, Maryland 21030 RE: Item 182

February 21, 1969

PROJECT PLANTING DIVISION:

The petitioner originally requested a 50° setback line in the R-20 area in order to get the maximum number of 1 its along Farest Ridge Court. An alternative to the variance would be the elimination of one of the lots.

FIRE DEPARTMENT:

This effice has no comment.

BOARD OF EDUCATION:

No. affect on student population.

HEALTH DEPARTMENT COMMENTS:

Since public water and sewers are available to the site, this office does not anticipate any health problems.

BUILDING ENCINEER'S OFFICE:

All buildings must conform with regulations of Baltimore County Building Code.

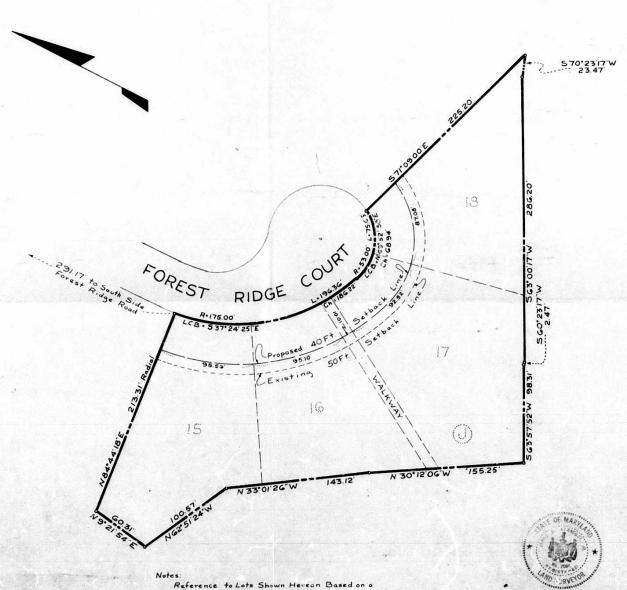
ZONING ADMINISTRATION DIVISION:

This potition is accounted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be femaraded to you in the near future.

Very truly yours,

OLIVER L. MYENS, Chairman

OLM: JD



GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. ENGINEERS 303 ALLEGHENY AVE.

Recorded Plat Entitled Valleywood Sections 4A\$ 4B' Dated September 29, 1967 and Recorded Among the Plat Records of Balto Co, Md in Liber O.T. G. 32 Folio 93.

Variances Requested to Section 205.1 of the Baltimore County Zoning Regulation to Permit Front Building Line Widths Shown Herean Instead of the Required 100 Feet Also to Section 2052 to Permit the Required 40 Foot Front Building Line Instead of the 50 Foot Line as Shown on the Recorded Plat (OTG 32-93)



PLAT TO ACCOMPANY REQUEST FOR ZONING VARIANCES

VALLEYWOOD SECTIONS 4A + 4B

BALTO. CO., MD. SCALE : 1 = 50

ELECT. DIST. Nº 8 JANUARY 17, 1969