### PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS : 6-180-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we\_\_\_\_\_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.

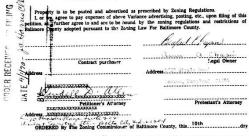
hereby petition for a Variance from Section 202.3 to cormin a sideyard setback of six feet for one sideyard and 35 feet for the sum of both instead of the required 20 feet

and 50 feet respectively.

of the Zosing Regulations of Publimere County, to the Zosing Law of Baltimore County; for the following reasons the shading or practical difficulty:

The Notice of Publishmen (St.) of 100 years folly 1 is not adequate in size or facilities to house even a small small y of three. The house contains 3 bedrooms: 10\*x111; 10\*x112\* and not any conventional closest for storage or clotining closests can be added to those roces as they are already too much small process to the first floor has a nocent Althon to Topicon. Only one still closest serves first \$0.00 to 100 to

See attached description



, 156.70, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 166, County Office Beliding in Tewson, Baltimore County, on the 26th day of March 19870 at 10:00 o'clock

...A.M.

FER 10'70 AM \_

ward D. Hardesty Zoning Commissioner of Baltimore County.

10:00 A 3/24/70 1 sign

Mr. Bedford Chapin 1720 Circle Road Ruxton, Maryland 21204 Item 155 Page

FIRE DEPARTMENT:

OLM: JD

DEPARTMENT OF TRAFFIC ENGINEERING:

ZONING ADMINISTRATION LIVISION:

The subject variance should have no major affect on traffic.

This petition is accepted for filing on the date of the unclosed 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 forwarded to you in the near future.

Very truly yours,

This office has no comment on this site.

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 17, 1970

RE: Type of Hearing: Variance for side yard schock Lection 1/3 Button Circle Road, 935' W. of Lake Roland Drive Patitioner: Redford Chapin Committee No ...ng of February 10, 1970 9th District Item 155

OLIVER L. MYERS

Mr. Bedford Chapin 1720 Circle Road Ruxton, Marviand 21204

BUREAU CF DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMIS BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT BUILDING DEPARTMENT

ZONING ADMINISTRATIO INDUSTRIAL

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has nade a ion site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a two-story frame duelling with the surrounding properties improved with dellings, 2 to 50 years of age, in good repair. Runton frele Road is not improved as far as concrete curb and gutter are concerned, Upon a field investigation of the site it was revealed that the existing frame, building to the rear of subject property does not stand alone but is connected to a building which is on the adjoining property.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with Baltimore County Building Code, Rules and Regulations.

BOARD OF EDUCATION:

No bearing on student population.

Robert C.Nor-is, Reg.Surveyor d Court Road, Balto.Md.21207

Jan.10,1970

Description for a parcel of land on Ruxton Circle Road, Ruxton.

Beginning for the same at a point in the center of Ruxton Circle Road, at the distance of 995 ft. more or less measured along the center of said road from the center of Lake Roland Drive, said point being at the Southeast corner of the land now owned by Ecdford Chapin and wife, thence running and binding on the outlines of said land owned by Bedford Chapin and wife ,North 50 degrees 30 minutes West 17.0 ft. along the center of Ruxton Circle Road and continuing along the center of said road North 51 degrees 45 minutes West 40.0 ft.; pence running North 17 degrees 00 minutes East 260.25 ft. and Horth 88 degrees 45 minutes East 99.06 ft. and South 17 degrees 00 minutes West 189.05 ft. and South 22 degrees 40 minutes West 135.37 ft. to the point of beginning.

Containing 0.61 of an acre more or less and being all of the 1 and owned by Bedford Chapin and wife... The improvements thereon being known as No.1720 Runton Circle Road..

Ry Janger No. 257

February 17, 1970

#### INTER-OFFICE CURRESPONDENCE

HEARINGs Thursday, March 26, 1970 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comments on the subject petition.

- MAR 26 '70 44 -

### BALTIMORE COUNTY, MARYLAND

TO Mr. Edward D. Hardesty, Zoning Commissioner Date March 26, 1970

FROM George E. Gavrelis, Director of Planning

SUBJECT. Patison. 170-180-A. North tide of Ruston Circle Road 995 feet Northwest of Loke Roland Drive. Patison for Variance to permit a side yard setback of 6 feet for one side yard and 35 feet for the sum of both instead of the recilind 20 feet and 50 feet.

Bedford Chapin - Petitioner

9th District



STREET, OF AMERICA Contag Plat - Comments

155. Property Owner: (1969-1970)

Redford Chapts, Location: M/O Euston Circle Ed., 995 H. of Lake Reland Orive

District: 5th System t Vering: 8-50 Proposed Hening: Wardings to Sec. 202.3 Sideyard No. Agree: 0.51 As 1

0

Highways:

Buxton Civole head, an existing road, will be improved in the future as a closed cention with flexible conduct on a Co-foot right-of-way. So highers demonstrate her was the control first flexible conduction in the conduction with any collection of the conduction with any collection of the conduction with any collection of the collecti

Sediment Control:

Development of this percenty through states in, creating and stabili-sation could result in a codiment replication probler, desaring private and public holding administrate of the research. I results promit is, therefore, ecosary for all results, including the states one of top redi-

Grading studies and redfront control drawings will be necessary to be review d and approved enter to the leasance of any grading or building

The Applicant must provide momentary designer facilities (temporary or permanns) to prevent counting any salamness or damages to adjacent properties, escalably by the encoderedness of merica interest conduction of any robusts which early mounts, who is increased conductions of any colours which mounts, who is increased management installation of designer facilities, small is the full proposability of the Applicant.

Public water supply is available to serve this property.

Sanitary Sever:

Public seritory severes to set and table to serve this process. Bowever, rubble seritory severe can be sate and table to serve the serve that serve the serve that the serv

O-ME Key Sheet 38 NW 8 Position Chest NW 108 Topo 69 Tax

13160 To.

## CERTIFICATE OF POSTING PARTMENT OF BALTIMORE COUNTY

Date of Posting MARCH 7, 1970 Location of property: U.S. BUTTON EMELE R.J. 985 FT NW OF LAN Location of Signa: 1720 RYXTON CIRCLE POACL Janles M. Max Date of return: HADSH 12

70-180-4

OFFICE OF

SESSEX LIMES

ESSEX, MD. 21221 | Harch 11 -THIS IS TO CERTIFY, that the annexed advertisement of

Edward D. Hardesty Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in

Baltimore County, Maryland, once a week for one week before the 11th day of Farch 1970 that is to say, the same

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

# BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Oliver L. Myers Date. Fobruary 16, 1970 FROM Ian J. Forrest

SUBJECT Item 155 - Zoning Advisory Committee Meeting, February 10, 1970

Health Department Comments:

THE STATE OF THE S

with the manner of manner

155. Property Owner: Bedford Chapin
Location: N/S Waxton Circle Road, 995' w of
List Cake Roland Drive
District: 9th
Present Zoning, R-40
Rophord Com the Variance to Sec. 202.3 sideyard
No. Acres: 0.61 AC I

Public water is available to the site.

There is an existing septic tank and drainfield on this property. The system appeared o be working satisfactorily and there is enough area for future expansion of the system if necessary.

... Chief Water and Sewer Section BUREAU OF ENVIRONMENTAL HEALTH

IJF/c

|          |   | Ø.   |                           |
|----------|---|--|---------------------------|
|          | Pursuant to the advertisement, post-  | ing of property, and public hearing on the abo   | ove petition              |
| and i    | it appearing that by reason of the fo   | ollowing finding of facts that strict complia  | ance_with                 |
| the      | Baltimore County Zoning Regu  | lations would result in practical diff   | iculty and                |
| unre     | asonable hardship upon the P  | etitioner and the Variance requested w   | ould grant                |
| rali     | ef without substantial injur  | y to the public health, safety and gene  | eral welfare              |
|          |   |  |                           |
| of t     | he locality involved,   |  |                           |
| the a    | bove Variance should be had; and  | ickethucuppeningdost/sposmo.co/  |                           |
|          |   |  |                           |
| *****    |   |  |                           |
|          |   |  |                           |
| yard     | and 35 feet for the sum of b  | both instead of the required 20 feet ar  | be granted.<br>pd 50 feet |
|          |   | missioner of Baltimore County this   |                           |
| day o    | of April , 198 70,  | that the herein Petition for a Variance should   | be and the                |
| of b     | is granted, from and after the dat<br>oth instead of the required of<br>he site plan by the Bureau of<br>the Office of Planning and | to permit a side yard set<br>to of this order for one side yard and 35<br>20 feet and 50 feet respectively, subjectively, subjectively | feet for the su           |
|          |   | DEPUTY Joning Commissioner of Baltime  | ore County                |
| 0-       | c. 1  | ng of property and public hearing on the abou  |                           |
| Q and it | ¥   |  |                           |
| IN T     | 3/6   |  |                           |
| 2 8      | \$ E  |  |                           |
| 1 P      | S   |  |                           |
| E -      | 7   |  |                           |
| O Othe & | ove Variance should NOT BE GR   | ANTED.   |                           |
| ıı       | r IS ORDERED by the Zoning Comm   | nissioner of Baltimore County, this  | day                       |
| of       | 196, that t   | the above Variance be and the same is hereby   | DENIED.                   |
|          |   |  |                           |
|          |   | Zoning Commissioner of Baltimo   | re County                 |

| The second second   |  |                                | The second            |
|---|--|--------------------------------|-----------------------|
| PETITION FOR A VARIANCE OR DISTRICT   | _  |                                |                       |
| ZONING: Fetition for Variance for<br>a Side Yard.<br>LOCATION: North side of Ruxton<br>Circle Rose 955 feet, more re less.<br>Northwest of Lake Rolland Drive.<br>DATE & THEEL THURSDEY, March 15.<br>1976 at 1000 A.M. Rosen 164,<br>Change and Rosen 164,<br>Change and Arone, Former, Mary   | CERT   | TIFICATE OF PUBL               |                       |
| had   |  | TOWSON, MD., March 5,          | 19_70                 |
| The Rouing Commissions of<br>Ballimore County, by sutherity of<br>the Zon'ng Act and Regulation of<br>Ballimore County, will hold a public  | THIS IS  | TO CERTIFY, that the annexes   | d advertisement was   |
| petition for Variance from the  | published in   | THE JEFFERSONIAN, a weekly     | newspaper printed     |
| County to permit a side yard ast-<br>back of 6 feet for one side yard<br>and 35 feet for the sum of both  |  | ed in Towson, Baltimore County |                       |
| and 50 feet respectively.   | ofone  | tingrancesaire weeks before t  | he26th                |
| cepted as follows:<br>Section 2023-Side Yards-20 feet<br>wide for on side yard and not less<br>than 10 feet for the man of both.  | day of   | March 19_70                    | the first publication |
| All that parcel of land in the<br>Night District of Bartimore County<br>Regional for the same at a point  | appearing or   | n the5thday ofMa               | rch                   |
| in the center of Ruxton Circle Road,<br>at the distance of 906 ft. more or<br>less measured along the center of   | 1970.  |                                |                       |
| Roland Drive, said point being at<br>the Southeast corner of the land   |  | THE JE                         | FFERSONIAN.           |
| new owned by Bedford Chapin and<br>wife, thence running and binding   |  | g f THE JEI                    | Truston               |
| by Bedford Chapin and wife, North<br>50 degrees 30 minutes West 47.8 ft.  |  | *                              | Manager.              |
| Read, and continuing along the con-<br>ter of min treat Newth 1 degrees<br>to minutes West 60,00 and 1<br>to minutes West 60,00 and 1<br>to 100,00 and 1 degrees 1<br>to 100,00 and 1 degrees 1<br>degrees 45 minutes East 95,90 ft.<br>and footh 1, degrees 00 minutes<br>of minutes West 135,37 ft. to the<br>point of beginning.  Containing 6,90 cm are more<br>in the second of the second of the<br>point of beginning 1,00 cm are more<br>in the second of the second to the<br>The improvements thereon being<br>known 3 m. No. 1728 Busines Circle<br>Street 1 and 1 degree 1 degrees 1 degrees 1<br>the second 1 degree 1 degree 1 degree 1 degrees 1<br>the second 1 degree 1 degree 1 degree 1 degrees 1<br>the second 1 degree 1 degree 1 degree 1 degree 1<br>the second 1 degree 1 degree 1 degree 1 degree 1<br>degree 1 degree 1 degree 1 degree 1 degree 1<br>degree 1 degree 1 degree 1 degree 1 degree 1<br>degree 1 degree 1 degree 1 degree 1 degree 1<br>degree 1 degree 1 degree 1 degree 1<br>degree 1 degree 1 degree 1<br>degree 1 degree 1 degree 1 degree 1<br>degree 1 degree 1 degree 1<br>degree 1 degree 1 degree 1<br>degree 1<br>d | Cost of Adv  | ertisement. \$                 |                       |
| Being the reporty of Bedford<br>Chapin and June A. Chapin as  | A STATE OF THE STA |                                |                       |
| Zening Department. Hearing Deter Thursday, March 26, 1970 at 10:00 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesspeake   |  |                                |                       |
| By order of EDWARD D. HARDSETT. Zoning Commission of Daytimore County   |  | 1.                             |                       |
| Moral   |  |                                |                       |
|   |  |                                |                       |
| . Bolford Chapta<br>20 Circle Bod   | 0 .  | o o                            | -                     |
| 21204 BALT  | IMORE COUNTY OFFICE  | OF PLANSING AND ZONING         |                       |
|   | County Office<br>111 W. Chesape<br>Towson, Maryla  | ake Avenue                     |                       |
| You   | r Petition has been -  |                                |                       |

Chairman of
Advisory Committee

Petitioner's Attorney

| TELEPHONE<br>823-3000<br>EXT. 387 | RAL PANODE INVOICE   | N- C00              |
|-----------------------------------|--|---------------------|
| To:                               | BALTAMORE COUNTY, MARY AND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204  | No. 693             |
| <b>15</b>                         | THE REAL PROPERTY AND ADDRESS OF THE PARTY O | -                   |
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| MAIL NO DIME                      | MAKE CHECKS PAYABLE TO BALTIMORE COUNTY.   |                     |
| THE TO DIVISION                   | OF COLLECTION & RECEIPTS, COURT HOUSE, TOWN  | MARYLAND            |
|                                   | The state of the s | SON, MARYLAND 21    |

| EXT. 3        | BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE   | 69349      |
|---------------|--|------------|
| TO:           | To device from the State Albert State Stat | TOTAL AMOU |
| - 20 26<br>26 | Advertising and practing of property for Badford Gupla   | S).es      |
| 53.00 mg      |  |            |

