

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Thaddeus M. Rycklak &
I, or we, Thaddeus M. Rycklak, legal owner(s) 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 211.4 Accessory Building - To permit a side yard setback of 2' instead of required 5'. Section 400.1 - To permit accessory structure in side yard instead of 1/3 of rear yard farthest removed from street.

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

This shed is proposed to connect to concrete slab patio as storage shed for barbecue equipment, patio furniture and garden tools.

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.

Thaddeus M. Rycklak
Torekita E. Rycklak
Contract purchaser
Address: 1744 Amuska Road
Petitioner's Attorney
Professional's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day

of October, 1970, 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 29th day of October, 1970, at 2:00 o'clock

Edward D. Hardesty
Zoning Commissioner of Baltimore County
(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 1, 1970

Mr. Thaddeus M. Rycklak
1744 Amuska Road
Baltimore, Maryland 21234

RE: Type of Variance to permit side yard setback. Locations: NW/Cor. Int. Water Oak Rd. & Amuska Road. Petitioners: Thaddeus M. Rycklak. Committee Meeting of Sept. 8, 1970. 4th District. Item 37

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition 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 is presently improved with an end of gross row home, and a large row home development. The surrounding properties are improved with the same type of dwellings built of brick. The Amuska Road and Water Oak Road are improved as far as concrete curb and gutter concerned. The proposed shed is well screened and very difficult to see from Water Oak Road due to the heavy foliage along the right-of-way line of Water Oak Road.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

All highway improvements and utilities have been constructed in conjunction with the development of "Ridgely", of which this property is a part.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in conjunction with the subject Item 37 (1970-1971).

PROPERTY DESCRIPTION

Beginning at the NW Intersection of Water Oak Road and Amuska Road; also being known as lot 1, Block 2 of the Subdivision of Ridgely as recorded in plat book GLB 16 Folio 8 Land records of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner

Date: October 29, 1970

FROM: Mr. George E. Gavellis, Director of Planning

SUBJECT: Petition 71-148-A, Northwest corner of Water Oak and Amuska Road. Petition for Variance to permit a side yard of 2 feet instead of the required 25 feet and to permit accessory structure in side yard instead of 1/3 of the rear yard farthest removed from the street.

9th District

HEARING: Thursday, October 29, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for variance.

The Planning Staff will offer no comment.

GEG:msh



INVOICE		No. 75354	
BALTIMORE COUNTY, MARYLAND		DATE: <u>Oct. 27, 1970</u>	
OFFICE OF FINANCE			
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204			
Zoning Dept. of Baltimore County			
TO: <u>Loretta K. Rycklak</u> <u>1744 Amuska Road</u> <u>Baltimore, Md. 21234</u>			
SUBJECT TO ACCOUNT NO. <u>81-622</u>		RETURN THIS PORTION WITH YOUR REMITTANCE	
QUANTITY	DETAILS ALONG PERFORMANCE AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT	
1	Advertising and posting of property 71-148-A	47.75	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND			
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION			
COURTHOUSE, TOWSON, MARYLAND AND 21204			

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: Oct. 8, 1970
Posted for: Neon, Oct. 29, 1970, 2:00 P.M.
Petitioner: Thaddeus M. Rycklak
Location of property: NW/Cor. of Water Oak & Amuska Rd.
Location of Sign: 1 Portula, just S. of 1744 Amuska Rd.
Remarks: None
Posted by: Paul H. Hines Date of return: Oct. 15, 70

THE TOWSON TIMES

724 YORK ROAD
TOWSON, MD 21204

October 1, 1970

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County

was inserted in THE DUNDALK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 12th day of Oct., 1970 that is to say, the same was inserted in the issue of October 8, 1970.

STROMBERG PUBLICATIONS, Inc.

By Rich Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 3, 1970.

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 time before the 29th day of October, 1970, the first publication appearing on the 5th day of October.

THE JEFFERSONIAN, Manager:

Cost of Advertisement, \$

Mr. Thaddeus M. Rycklak
1744 Amuska Road
Baltimore, Md. 21234
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

8th day of September, 1970.

Edward D. Hardesty
Zoning Commissioner

Petitioner: Thaddeus M. Rycklak

Petitioner's Attorney

Reviewed by Paul H. Hines
Chairman of the Advisory Committee

12-16-70

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 upon the Petitioner, and the Variances requested would accord relief without substantial injury to the public health, safety and general welfare of the locality involved, the above Variance should be had, and it is further appearing that the same should be granted.

to permit a side yard setback of two (2) feet instead of the required twenty-five (25) feet; and to permit an accessory structure in the side yard instead of one-third (1/3) of the rear yard; and to permit a Variance (1/3) of the rear yard farthest removed from the street, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30 day of October, 1972, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a side yard setback of two (2) feet instead of the required twenty-five (25) feet; and to permit an accessory structure in the side yard instead of one-third (1/3) of the rear yard; and to permit a Variance (1/3) of the rear yard farthest removed from the street, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

and it is further 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 upon the Petitioner, and the Variances requested would accord relief without substantial injury to the public health, safety and general welfare of the locality involved, the above Variance should be had, and it is further appearing that the same should be granted.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

71-148-A
#37

71-148-A



TELEPHONE 494-2413

INVOICE No. 75302 DATE Oct. 5, 1972

BALTIMORE COUNTY, MARYLAND AND OFFICE OF FINANCE

Revenue Division COURT HOUSE TOWSON, MARYLAND 21204

To: Loretta E. Smith 1708 Russell Road Baltimore, Md. 21204

REPORT TO ACCOUNT NO. 88-002

RECEIVED THIS PORTION WITH YOUR RECEIPTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Amount for Variance \$71-148-A 25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204