

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. & Mrs. William T. Ruby, Jr. 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 1802.38 to permit a side yard setback of two feet (2') in lieu of the required eight feet (8').

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

The garage is in existence has been paid for by the Legal Owner. Previous case was granted but measured wrong.

See attached description

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

Contract purchaser William T. Ruby, Jr.
Address 1501 Customs Road
Baltimore, MD 21237

Protestant's Attorney
Address

ORDERED BY The Zoning Commissioner of Baltimore County, this 26 day of June, 1972, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore

at 10:00 o'clock on June day of June, 1972, at 10:00 o'clock

George E. Gavrelis
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
(410) 251-2311

Being located on the South side of Customs Road, 750 ft. West of Sagamore Road and being known as Lot 17, Block H, Plot 2, Section 9, Highpoint Addition as recorded in the Land Records of Baltimore County 070 31-137.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 19, 1972

Mr. William T. Ruby, Jr.,
1501 Customs Road
Baltimore, Maryland 21237

RE: Variance Petition
Item 180
Petitioner: William T. Ruby, et ux

Dear Mr. Ruby:

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 attached comments are a result of this review and inspection.

The subject property is located on the south side of Customs Road, in the 14th District of Baltimore County. This improved property is approximately 750 feet west of Sagamore Road at the end of a cul-de-sac.

This property was the subject of an earlier petition (Case No. 72-155A) which was granted. However, an apparent error was made in the side yard measurement. This request is made to clear this matter.

This petition is accepted 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 forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

John J. Dillon, Jr.
JOHN J. DILLON, JR., Zoning Tech. II

OLM:JJ01:JD
Enc.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Attn: Oliver L. Myers
FROM: Michael S. Flanigan
SUBJECT: Item 180 - ZAC - April 25, 1972
Property Owner: William T. Ruby, et ux
Customs Road W. of Sagamore Road
Variance from Section 1802.38 - side yard
District 14

Date: May 4, 1972

This petition is not expected to create any traffic problems.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

NSF:mr

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 25, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning & Zoning
Baltimore County Office Bldg.
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 180, Zoning Advisory Committee Meeting, April 25, 1972, are as follows:

Property Owner: William T. Ruby, et ux
Location: S/S Customs Road, 750' W of Sagamore Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.38 - side yard.
District: 14
No. Acres: 50' x 150'

Metropolitan water and sewer are available to the site. Since this is a side yard variance, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

UNG:mdr

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 22, 1972

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 180, Zoning Advisory Committee Meeting, April 25, 1972, are as follows:

Property Owner: William T. Ruby, et ux
Location: S/S Customs Road 750' W of Sagamore Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.38 - side yard
District: 14
No. Acres: 50' x 150'

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

Very truly yours,

Richard B. Williams
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM # 180

April 25, 1972

TOWSON, MARYLAND - 21204

Property Owner: Ruby, et ux

District: 14

Present Zoning: 24 5.5'

Proposed Zoning: VAR

No. Acres: 50' x 150'

NO BEARING ON STUDENT POPULATION

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

879-7318

April 26, 1972

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

Re: Property Owner: William T. Ruby, et ux

Location: S/S Customs Road, 750' W. of Sagamore Road

Item No. 180 Zoning Agenda 4/25/72

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 150 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy. Site plans are approved as drawn.
- (x) 6. The Fire Prevention Bureau has no comments at this time.
- () 7.

Reviewed: H. J. Kelly
Planning Group
Special Inspection Division

Noted and Approved: Paul H. Reinke
Deputy Chief
Fire Prevention Bureau

mls
4/25/72

