

86-153-A #60 **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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 103.3 (1A00.3.B.3) to permit side yard setbacks

40' instead of the required 50'

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

Building lot is 156 feet wide, allowing a house of less than 56 feet in width with the present 50' minimum side yard setbacks. The house we are planning to build is 65' wide.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Frank G. Davidson, Jr.

(Type or Print Name)

Signature

Claire Davidson

(Type or Print Name)

Signature

Address

13 Ayr Court

Address

667-5417

Phone No.

Baltimore, Maryland 21236

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day

of September, 1985, 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

Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

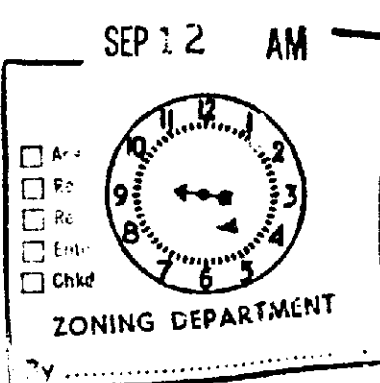
County, on the 9th day of October, 1985, at 1:30 o'clock

Carl J. J...
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S Ridgecliff Ct., 521' : OF BALTIMORE COUNTY
W of the Centerline of :
Merrywood Dr. (5 Ridgecliff :
Ct.), 11th District :
FRANK G. DAVIDSON, JR., : CASE NO. 86-153-A
et ux, Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 11th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Frank G. Davidson, Jr., 13 Ayr Court, Baltimore, MD 21236, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 10, 1985

Mr. & Mrs. Frank G. Davidson, Jr.
13 Ayr Court
Randallstown, Maryland 21236

RE: PETITION FOR VARIANCE
E/S Ridgecliff Court, 521' W
of the c/l Merrywood Drive,
(5 Ridgecliff Court) -
11th Election District
Frank G. Davidson, Jr., et ux,
Petitioners
Case No. 86-153-A

Dear Mr. & Mrs. Davidson:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 3, 1985

Mr. & Mrs. Frank G. Davidson, Jr.
13 Ayr Court
Baltimore, Maryland 21236

Re: Petition for Variance
E/S Ridgecliff Ct., 521' W/center-
line of Merrywood Dr. (5 Ridgecliff Ct.)
11th Election District
Frank G. Davidson, Jr., et ux, Petitioners
Case No. 86-153-A

Dear Mr. & Mrs. Davidson:

This is to advise you that \$50.50 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012738

DATE _____ ACCOUNT _____

AMOUNT \$ _____

RECEIVED FROM _____

FOR _____

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCE
E/S Ridgecliff Court, 521' W
of the c/l Merrywood Drive
(5 Ridgecliff Court) -
11th Election District
Frank G. Davidson, Jr., et ux,
Petitioners
Case No. 86-153-A

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-153-A

The Petitioners herein request variances to permit side yard setbacks of 40 feet in lieu of the required 50 feet.

Testimony by the Petitioner indicates that he proposes to construct a 34' x 64' residence with four bedrooms and a two-car garage to be located 50 feet from the front property line as indicated on the plan submitted and marked Petitioner's Exhibit 1. The property narrows somewhat and slopes towards the rear and an easement drainage. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 10th day of October, 1985, that the herein Petition for Zoning Variances to permit side yard setbacks of 40 feet in lieu of the required 50 feet, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restriction:

1. The house, including the garage and any current or future additions, shall not exceed 64 feet in width and shall be placed 50 feet from the front property line.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING

DATE October 10, 1985

BY JMH:jbg

Mr. & Mrs. Frank G. Davidson, Jr.
13 Ayr Court
Baltimore, Maryland 21236

September 6, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
E/S Ridgecliff Ct., 521' W/center-
line of Merrywood Dr. (5 Ridgecliff Ct.)
11th Election District
Frank G. Davidson, Jr., et ux, Petitioners
Case No. 86-153-A

TIME: 1:30 p.m.

DATE: Wednesday, October 9, 1985

PLACE: Room 110, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 008667

DATE _____ ACCOUNT _____

AMOUNT \$ _____

RECEIVED FROM _____

FOR _____

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE September 27, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. and Mrs. Frank G. Davidson, Jr.
13 Ayr Court
Baltimore, Maryland 21236

RE: Item No. 60 - Case No. 86-153-A
Petitioners - Frank G. Davidson, Jr., et ux
Variance Petition

Dear Mr. and Mrs. Davidson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures.

APR 7 1986

