

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 400.1 ACCESSORY BUILDINGS IN RESIDENCE ZONE to permit an accessory structure in the front and side yards in lieu of the required rear yard.

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

To construct a frame two-car garage in a residential, sideyard adjacent to the existing driveway. The Lot is 50 ft. deep by 415 ft. long and, therefore does not allow enough rear yard (6 ft. +) for the proposed construction. The eastern portion of the Lot contains a utility easement and drainage ditch, making it impractical to construct the garage in this portion of the property.

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.:
Address
Phone No.

Legal Owner(s):
(Type or Print Name)
Signature
Ann F. Rudd
(Type or Print Name)
Signature
1601 Riderwood Drive
Address
Lutherville, MD 21093
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

MAP NW 12A
3C
E.D. 8
DATE 9/25/87
200
1000
OF
145920
W4, 1100

P. Barrett Rudd, et ux
S/S Riderwood Dr., 540' NE of c/l of Seminary Ave. (1601 Riderwood Dr.)
4th C.D.

ORDER RECEIVED FOR FILING

Date 9/16/87
By Peter Max Zimmerman

IN RE: PETITION FOR ZONING VARIANCE
S/S Riderwood Drive, 540' NE of the c/l of Seminary Avenue (1601 Riderwood Drive)
8th Election District
4th Councilmanic District
P. Barrett Rudd, et ux
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-51-A

The Petitioners herein request a variance to permit an accessory structure (garage) in the front and side yards in lieu of the required rear yard, as more particularly described on the plan submitted, prepared by J. Finley Ransone and Associates and identified as Petitioner's Exhibit 1.

Testimony by one of the Petitioners indicated that the subject property is the site of the original building and parking area for the Lutherville Railroad Station. The station was converted into the existing dwelling and a gravel drive is in place. The property is 415' wide and only 50' deep. There is virtually no rear yard. The Petitioners propose constructing a 30' x 28' two-car garage, which will face east and be located in the original parking area.

Several neighbors submitted letters of support for the requested variance (Petitioner's Exhibit 2a and 2b). 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 (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 2nd day of August, 1987 that a variance to permit an accessory structure (garage) in the front and side yards, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

J. Finley Ransone & Associates
Registered Land Surveyors
P.O. Box 10160
Towson, Maryland
21285-0160
Phone 283-XXXX
666-7448

April 28, 1987

ZONING DESCRIPTION
1601 Riderwood Drive

BEGINNING for the same at a point in the bed of Riderwood Drive 540 feet northeasterly from the center line of Seminary Avenue and running thence and binding on the outlines of the property of the petitioners herein the four following courses and distances viz:

- 1) leaving said Riderwood Drive, South 41 degrees 17 minutes East 50.00 feet to a point on the northerly side of the Northern Central Railway Company right-of-way 66 feet wide, thence binding thereon,
- 2) North 48 degrees 42 minutes 45 seconds East 415.00 feet, thence leaving said right-of-way, 3) North 41 degrees 17 minutes West 50.00 feet to a point in the bed of the Riderwood-Lutherville Drive, thence binding in the bed of said drive, 4) South 48 degrees 42 minutes 45 seconds West 415.00 feet to the point of beginning. The improvements thereon being known as No. 1601 Riderwood Drive.

J. Finley Ransone
R.L.S. - MD. License #124

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

August 6, 1987

Mr. & Mrs. P. Barrett Rudd
1601 Riderwood Drive
Lutherville, Maryland 21093

RE: Petition for Zoning Variance
S/S Riderwood Drive, 540' NE of the c/l of Seminary Avenue
8th Election District, 4th Councilmanic District
Case No. 88-51-A

Dear Mr. & Mrs. Rudd:

Pursuant to the recent hearing held on the subject case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

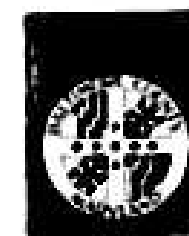
Very truly yours,

Jean M. H. Jung
Deputy Zoning Commissioner

JMH:bjs

Enclosures

cc: People's Counsel



Dennis F. Rasmussen
County Executive

RE: PETITION FOR VARIANCE
S/S Riderwood Dr., 540' NE of C/L of Seminary Ave. (1601 Riderwood Dr.), 8th District
P. BARRETT RUDD, et ux,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-51-A

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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 30th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. P. Barrett Rudd, 1601 Riderwood Dr., Lutherville, MD 21093, Petitioners.

RECEIVED
JUL 1 1987

ZONING OFFICE

Peter Max Zimmerman
Peter Max Zimmerman

ESTIMATED LENGTH OF HEARING - 1/2 HOUR - 1 HOUR - 1 1/2 HOURS - 2 HOURS - 3 HOURS - 4 HOURS - 5 HOURS - 6 HOURS - 7 HOURS - 8 HOURS - 9 HOURS - 10 HOURS - 11 HOURS - 12 HOURS - 13 HOURS - 14 HOURS - 15 HOURS - 16 HOURS - 17 HOURS - 18 HOURS - 19 HOURS - 20 HOURS - 21 HOURS - 22 HOURS - 23 HOURS - 24 HOURS - 25 HOURS - 26 HOURS - 27 HOURS - 28 HOURS - 29 HOURS - 30 HOURS - 31 HOURS - 32 HOURS - 33 HOURS - 34 HOURS - 35 HOURS - 36 HOURS - 37 HOURS - 38 HOURS - 39 HOURS - 40 HOURS - 41 HOURS - 42 HOURS - 43 HOURS - 44 HOURS - 45 HOURS - 46 HOURS - 47 HOURS - 48 HOURS - 49 HOURS - 50 HOURS - 51 HOURS - 52 HOURS - 53 HOURS - 54 HOURS - 55 HOURS - 56 HOURS - 57 HOURS - 58 HOURS - 59 HOURS - 60 HOURS - 61 HOURS - 62 HOURS - 63 HOURS - 64 HOURS - 65 HOURS - 66 HOURS - 67 HOURS - 68 HOURS - 69 HOURS - 70 HOURS - 71 HOURS - 72 HOURS - 73 HOURS - 74 HOURS - 75 HOURS - 76 HOURS - 77 HOURS - 78 HOURS - 79 HOURS - 80 HOURS - 81 HOURS - 82 HOURS - 83 HOURS - 84 HOURS - 85 HOURS - 86 HOURS - 87 HOURS - 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ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 22, 1987

Mr. P. Barrett Rudd
Mrs. Ann F. Rudd
1601 Ridewood Drive
Lutherville, Maryland 21093

RE: PETITION FOR ZONING VARIANCE
S/S Ridewood Dr., 540' NE of c/l of Seminary
Ave. (1601 Ridewood Dr.)
8th Election District - 4th Councilmanic District
P. Barrett Rudd, et ux - Petitioners
Case No. 88-51-A

Dear Mr. and Mrs. Rudd:

This is to advise you that \$70.10 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, Building, Towson, Maryland 21204.

No. 37814

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

DATE: 7/22/87 ACCOUNT: P-01-615-000

SIGN & POST RETURNED AMOUNT \$ 79.10

Mr. P. Barrett Rudd, 1601 Ridewood Dr.,
Lutherville, Md. 21093

RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #88-51-A

FOR: 8 8030*****79101a 3295F

VALIDATION OR SIGNATURE OF CASHIER

Mr. P. Barrett Rudd
Mrs. Ann F. Rudd
1601 Ridewood Drive
Lutherville, Maryland 21093

June 17, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S Ridewood Dr., 540' NE of c/l of
Seminary Ave. (1601 Ridewood Dr.)
8th Election District - 4th Councilmanic District
P. Barrett Rudd, et ux - Petitioners
Case No. 88-51-A

TIME: 10:10 a.m.

DATE: Tuesday, July 28, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

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

DATE: 5/17/87 ACCOUNT: R-01-615-000

AMOUNT \$ 35.00

RECEIVED FROM: RUDD

FOR: VARIANCE FEE # 462

8 8081*****35001a 8075F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 9, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing July 9, 1987.

THE JEFFERSONIAN,

Publisher

PETITION FOR
ZONING VARIANCE
S/S Ridewood Dr., 540' NE of c/l of Seminary Ave.
(1601 Ridewood Dr.)
DATE AND TIME: Tuesday, July 28, 1987, at 10:10 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

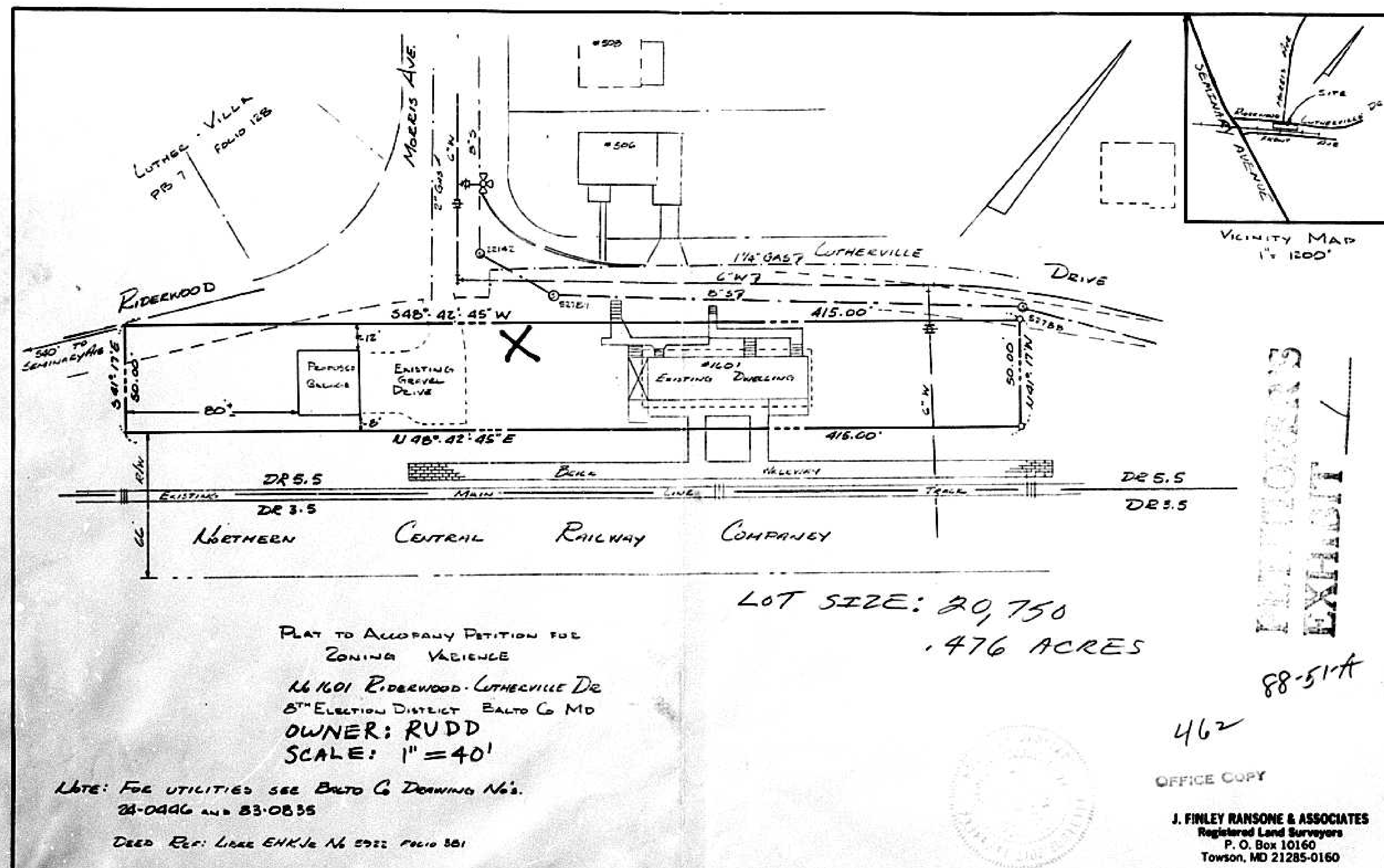
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Zoning Variance to permit an accessory structure in the front and side yards in lots of the required rear yard.

Being the property of P. Barrett Rudd, et ux, as shown on plat plan filed with the Zoning Office.

In the event that the Petitioner(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of:
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
7/135 July 9.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-51-A

District: 8th Date of Posting: July 10, 1987

Posted for: Variance

Petitioner: P. Barrett Rudd, et ux

Location of property: S/S Ridewood Dr., 540' NE of c/l of Seminary Ave. (1601 Ridewood Dr.)

Location of Sign: S/S Ridewood Dr., opposite 700' NE of Seminary Ave.

Remarks:

Posted by: S. J. [Signature] Date of return: July 17, 1987

Number of Signs: 1



Case No. 88-51-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
5th day of June, 1987.

ARNOLD JABLON
Zoning Commissioner

Petitioner: P. Barrett Rudd, et ux
Petitioner's Attorney

Received by: James E. Dyer, Jr.
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arno.d Jablon
TO: Zoning Commissioner

Date: June 30, 1987

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 88-38-A, 88-39-SPH, 88-40-SPH, 88-42-A, 88-44-A,
88-47-A, 88-48-A, 88-49-A, 88-50-A, 88-51-A and
88-54-A

There are no comprehensive planning factors requiring comment on
these petitions.

Norman E. Gerber, AICP
Director

NEG:JGH:slb

RECEIVED
JUL 1 1987
ZONING OFFICE

CPS-008

July 28, 1987

To: The Zoning Commission, Baltimore County

We, the undersigned, are immediate neighbors of Barrett and
Ann Rudd, who live at 1601 Ridewood Drive, and who are
requesting a variance in the location of an auxiliary building, a
garage, which they wish to construct in their side rather than
rear yard. The side yard is directly across the street from our
home and will be enhanced by such a structure. This location is
the original parking lot of the Lutherville Railroad Station and
the building and landscaping will improve our neighborhood.

We support their request for such a variance.

George D. Williams, Sub-Minister
Mrs. Mrs. Thomas Long, 508 Mosside

1610 Ridewood-Lutherville Dr.
Lutherville, Maryland
July 26, 1987

Rev. and Mrs. Barrett Rudd
1601 Ridewood-Lutherville Dr.
Lutherville, Maryland

Dear Rev. and Mrs. Rudd:

Several months ago we spoke about your plans
to construct a garage on your property, and most recently
I have seen the zoning plan posted. For the benefit of
both you and the Baltimore County zoning officials, I
wanted to say that I have no objections to your plans.
I have found you to be very sensitive of the character
of the neighborhood, and the type of structure planned
should enhance the area.

Sincerely,

Eric Roedel
Eric Roedel

PETITIONER'S
EXHIBIT 2a

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1987

Mr. & Mrs. P. Barrett Rudd
1601 Ridewood Drive
Lutherville, Maryland 21093

RE: Item No. 462 - Case No. 88-51-A
Petitioner: P. Barrett Rudd, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Rudd:

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 recom-
mendations 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:bjs

Enclosures

cc: File



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN MOORE
C. Richard Moore
Acting Director

June 10, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for
items number 452, 453, 454, 455, 456, 457, 458, 459, 461, 462, 464,
465, 466, 468, 469, 470, and 463.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

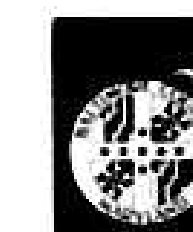
MSF:lt

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

May 26, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

Re: Property Owner: P. Barrett Rudd, et ux

Location: S/S Ridewood Dr., 540' NE c/i Seminary Avenue

Item No.: 462

Zoning Agenda: Meeting of 5/19/87

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 or _____ feet along an approved road in accor-
dance 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 operation.

(X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Pro-
tection Association Standard No. 101 "Life Safety Code," 1976 edition
prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] 5-26-87
Planning Group
Special Inspection Division

Noted and
Approved:

[Signature] J. C. Hill
Fire Prevention Bureau