

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE

W/S Ridgely Oak Road, 260 ft. S
centerline of Clearwood Road
9th Election District
5th Councilmanic District
(8124 Ridgely Oak Road)

Marie Rice
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-465-SPHA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on Petitions for Special Hearing and Variance filed by the legal owner of the subject property, Marie Rice. The Petitioner is requesting a special hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a nonconforming use for an existing dwelling and attached carport with a zero foot side yard setback. In the alternative, the Petitioner requests variance relief from Section 1B02.3.C1 of the B.C.Z.R., to allow a zero foot minimum side yard setback for an existing dwelling and attached carport in lieu of the required 10 feet minimum width of individual side yard and to allow a minimum lot width of 50 feet in lieu of the required 55 feet minimum lot width.

The property was posted with Notice of Hearing on April 8, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on April 19, 2005, to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

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5/12/05

Ray

Section 307 of the B.C.Z.R. – *Variances*.

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.” The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: None.

Amended Petition

At the outset of the hearing, the Petitioner noted that the Petitioner owns two 25 foot wide lots on which the subject house is built. Taken together, the lot width does not meet the 55 foot lot width regulations. Consequently, the Petitioner asked to amend the request for special hearing for the nonconforming uses to indicate the lot width is 50 feet.

In addition, Mr. Borgerding proffered that recent research into the archives of the County revealed that a variance had been granted to this property in Case No. 68-9-A in which the County granted the Petitioner at that time a side yard setback of 1.5 feet in lieu of the required 6 feet. The 1955 Zoning Regulations specify a side yard setback of 8 feet for R-6 zones which presumably this

was at the time. Section 301.1 of the 1955 regulations allows carports to extend into side yards less than 25% of the side yard setback or 6 feet. Although the variance granted in 1967 allowed the carport to extend up to 1.5 feet of the property line, Mr. Borgerding noted that down spouts and drainage systems to handle water off the roof would change the requested variance from 1.5 feet to zero feet and require a change by special hearing to the site plan of Case No. 68-9-A. The non-conforming request already indicated the zero foot setback.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing relief were Catherine and Edward Krause, and Marie Rice, the Petitioner. Francis X. Borgerding, Jr., Esquire represented the Petitioner. Phil Pace appeared as an interested citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property is 1824 Ridgely Oak Road and is improved by an existing home and carport as shown in Petitioner's Exhibit 1 and Photo Exhibit 2. Mrs. Rice, the Petitioner, testified that she has owned the property across the street at 1823 Ridgely Oak Road since 1954. She indicated that she purchased the subject property in 1995 but, living across the street for the past 51 years, she had personal knowledge of the existence of the house and carport since that time. She indicated that neither the home or carport had been extended nor abandoned during the time with which she was familiar with the property, but rather were continuously used as a home and carport since that time. The downspouts and drainage pipes for water off the roof would take the non-conforming use to zero feet of the property line. She presented documents signed by neighbors who confirmed her testimony, especially Marie Laufert who lived nearby since 1953. See Petitioner's Exhibit 3.

Mr. Doak indicated from his research that the home was built in 1948 according to SDAT records and the 25 foot wide lots laid out in a Land Record subdivision known as "Hillendale Park"

5/12/05
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which was recorded among the Land Records of Baltimore County in 1928. All indicated the lots have remained 25 feet wide since they were first recorded.

Mr. Pace, who owns the property adjacent to the Petitioner's property and is most affected by the carport which is on his side of the property, indicated that he did not oppose the variance request or the claim for nonconforming use. His issue was water was coming off the Petitioner's property onto his property to which he objected. At this point in the hearing, the parties entered into a general discussion regarding the water problems Mr. Pace was experiencing and what to do about them. Eventually, the parties came to an agreement that the Petitioner would install an in-ground drainage pipe on the Petitioner's property to collect and direct stormwater off the Petitioner's driveway to the street. See photographs 5 and 5A. The Petitioner agreed to reinforce the end of the drainage pipe as it enters the street to ensure the pipe would not collapse under the weight of vehicles coming from the street. The Petitioner also agreed that the contractor selected by the Petitioner to install this pipe be fully qualified.

Findings of Fact and Conclusions of Law

The request for special hearing arises because the Petitioner is requesting The Petitioner is requesting a special hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a nonconforming use for an existing dwelling and attached carport with a zero foot side yard setback. From the testimony and evidence presented, I find that the home and carport were legal uses of the property prior to the imposition of the 1955 zoning regulations and have been continuously used for those uses without interruption or abandonment since that time. I further find that the downspouts and drainage system also existed under similar conditions since 1954 so that the nonconforming uses extend to within zero feet of the property line. Finally, I find that the lot widths of 25 feet for the two lots also existed under similar circumstances since 1928 so that I confirm these nonconforming uses pursuant to the special hearing.

With regard to the request for variance, the Petitioner indicated that if the nonconforming uses were granted she would withdraw the request for variance. However, the parties agreed to certain improvements to the Pace property side of the Petitioner's property as conditions for approval. However, approval of a nonconforming use is not subject to conditions. Consequently, I will grant the requested variances in parallel with the nonconforming uses to allow the following conditions:

1. The Petitioner shall install an in-ground drainage pipe on the Petitioner's property to collect and direct storm water off the Petitioner's property to the street as shown in photographs 5, and 5A. The Petitioner shall reinforce the end of the drainage pipe as it enters the street to ensure the pipe would not collapse under the weight of vehicles coming from the street. The Petitioner's contractor shall be fully qualified to design and install this drainage system.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance and special hearing requests should be granted with conditions.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 12 day of May, 2005, that the Petitioner's request for special hearing from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a nonconforming use for an existing dwelling and attached carport with a zero foot side yard setback, and lot size of 50 feet be and are hereby GRANTED.

IT IS FURTHER ORDERED, that the Petitioner's request for variance from Section 1B02.3.C1 of the B.C.Z.R., to allow a zero foot minimum side yard setback for an existing dwelling and attached carport in lieu of the required 10 feet minimum width of individual side yard and to allow a minimum lot width of 50 feet in lieu of the required 55 feet minimum lot width, be and is hereby GRANTED with the following conditions:

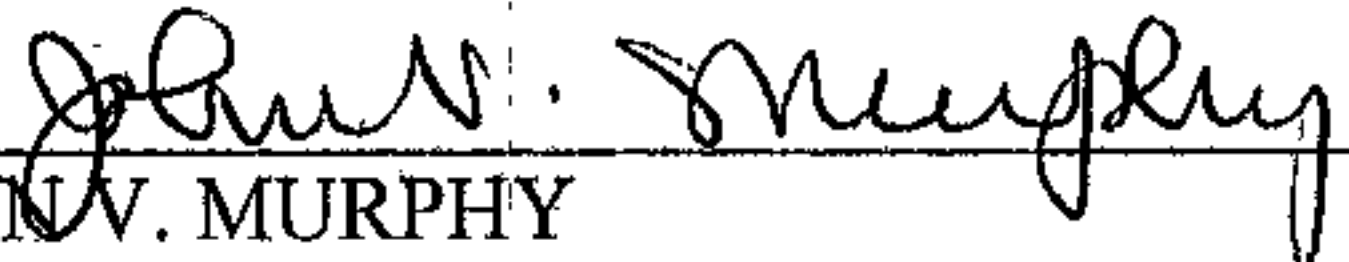
1. The Petitioner shall install an in ground drainage pipe on the Petitioner's property to collect and direct storm water off the Petitioner's property to the street as shown in photographs 5, and 5A. The Petitioner shall reinforce the end of the drainage pipe as it enters the street to ensure the pipe would not collapse under the weight of vehicles

5/12/05

Ray

coming from the street. The Petitioner's contractor shall be fully qualified to design and install this drainage system.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING

5/12/05

Ray

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

May 12, 2005

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

Re: Petitions for Special Hearing & Variance
Case No. 05-465-SPHA
Property: 8124 Ridgely Oak Road

Dear Mr. Borgerding:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Ms. Marie Rice, 8123 Ridgely Oak Road, Baltimore, MD 21234
Catherine & Edward Krause, 657 Creek Road, Severna Park, MD 21146
Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Towson, MD 21286
Phil Pace, 8126 Ridgely Oak Road, Baltimore, MD 21234

Visit the County's Website at www.baltimorecountyonline.info





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8124 Ridgely Oak Rd., Balto, MD
which is presently zoned D.R. 5.5

This Petition shall be filed with the Department of Permits and Development Management. 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a non-conforming use for an existing dwelling and attached carport with a zero feet side yard setback

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Francis X. Borgerding, Jr.

Name - Type or Print

Signature

Company

409 Washington Ave., #600

410-296-6820

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Marie Rice

Name - Type or Print

Signature

Name - Type or Print

Signature

8123 Ridgely Oak Road

Address

Telephone No.

Baltimore

MD

21234

City

State

Zip Code

Representative to be Contacted:

Francis X. Borgerding, Jr.

Name

409 Washington Ave., #600

410-296-6820

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

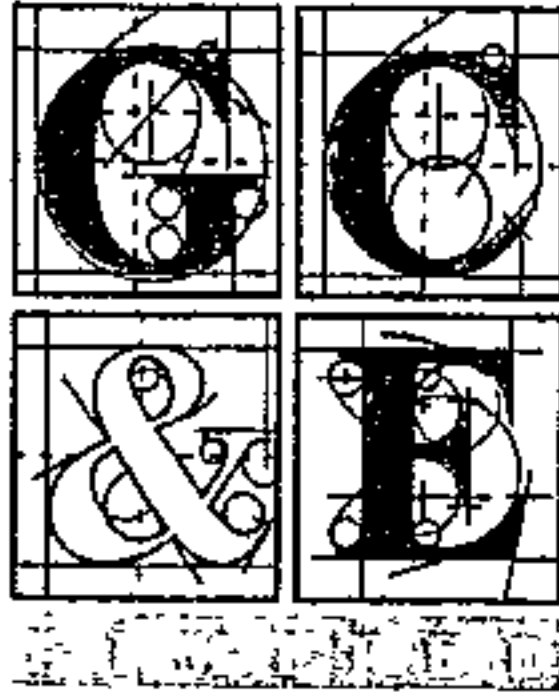
UNAVAILABLE FOR HEARING

Reviewed By D.T.

Date 3/17/05

Case No. 05-465-SPHA

REV 9/15/98



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

February 8, 2005

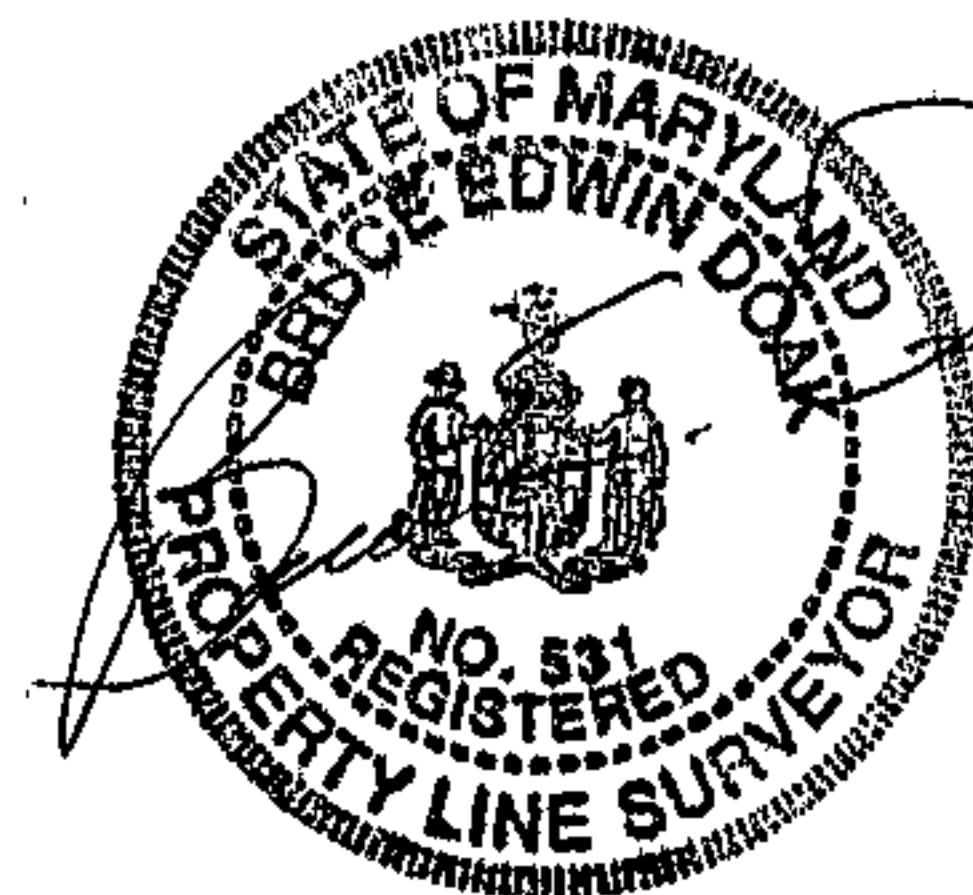
Zoning Description **8124 Ridgely Oak Road**

All that piece or parcel of land situate, lying and being in the ^{9th} ~~Twelfth~~ Election District and Fifth Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point on the west side of Ridgely Oak Road which is forty feet wide at a distance of two hundred and sixty feet more or less south of the centerline of Clearwood Road. Being Lots 877 and 878 in Hillendale Park as recorded in Baltimore County Plat Book L.McL.M. No. 9 Folio 10.

Containing 9000.00 sq. ft. or 0.207 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.



05-465-SPHA

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #05-465-SPHA

8124 Ridgely Oak Road

W/side of Ridgely Oak Road, 260 ft. south of centerline of Clearwood Road

9th Election District — 5th Councilmanic District

Legal Owner(s): Marie Rice

Variance: to permit a zero-foot minimum side yard setback for an existing dwelling and attached carport in lieu of the required 10 feet minimum width of individual side yard and to allow a minimum lot width of 50 feet in lieu of the required 55 feet minimum lot width. **Special Hearing:** to permit a non-conforming use for an existing dwelling and attached carport with a zero-foot side yard setback.

Hearing: Wednesday, May 4, 2005 at 10:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson 21204.

WILLIAM WISEMAN

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 4/7/17 April 19

47370

CERTIFICATE OF PUBLICATION

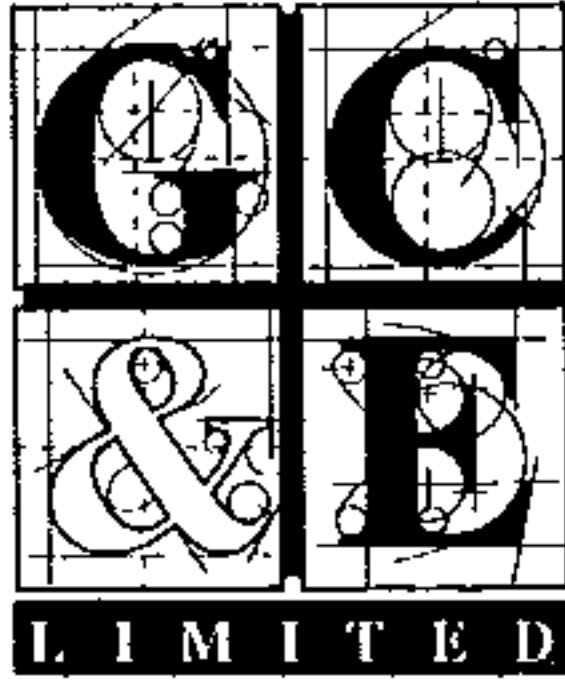
4/20/2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/19/2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkins

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcclimited.com

CERTIFICATE OF POSTING

RE: CASE #05-465-SPHA
PETITIONER/DEVELOPER:
Marie Rice
DATE OF HEARING: 5/4/05

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

(see page 2 for full size print)

LOCATION:
8124 Ridgely Oak Road

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: 4/8/05

04/08/2005

ZONING NOTICE
CITY OF CHICAGO
DEPARTMENT OF PLANNING
AND DEVELOPMENT
100 N. LAKE STREET
CHICAGO, ILLINOIS 60601
TEL: 312.321.2200
WWW.CITYOFCHICAGO.IL.GOV

04/08/2005

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
8124 Ridgely Oak Road; W/side Ridgely
Oak Road, 260' S c/line Clearwood Road
9th Election & 5th Councilmanic Districts
Legal Owner(s): Marie Rice

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 05-465-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of March, 2005, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Jr, Esquire, 409 Washington Avenue, St 600, Towson, MD, 21204, Attorney for Petitioner(s).

RECEIVED

FILED

Per *CLB*

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 12, 2005 Issue - Jeffersonian

Please forward billing to:

Ms. Marie Rice
C/o Francis Borgerding, Jr.
8123 Ridgely Oak Road
Baltimore, MD 21234

410-296-6820

NOTICE OF ZONING HEARING

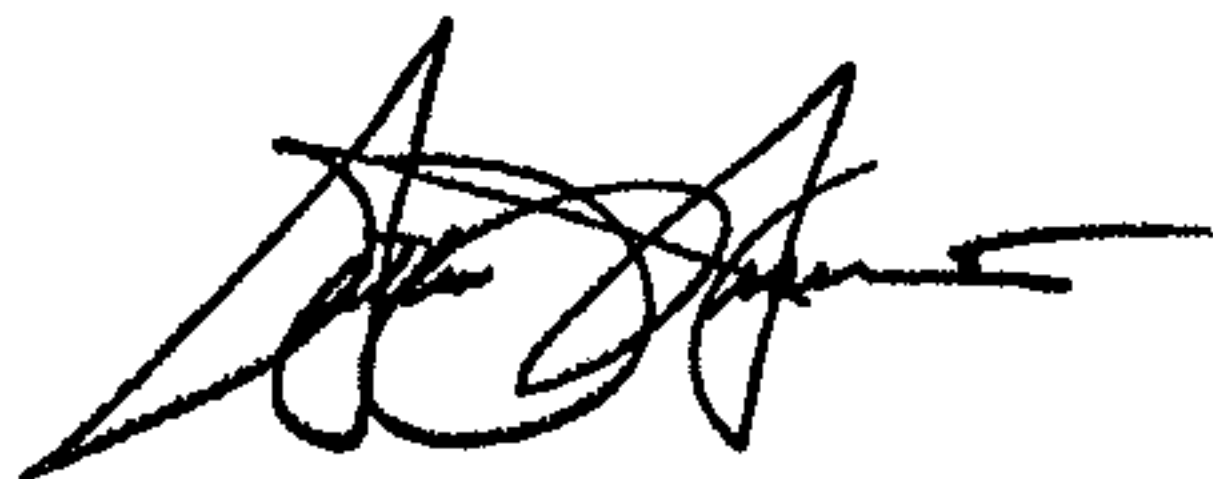
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-465-SPHA

8124 Ridgely Oak Road
W/side of Ridgely Oak Road, 260 ft. south of centerline of Clearwood Road
9th Election District – 5th Councilmanic District
Legal Owner: Marie Rice

Variance to permit a zero feet minimum side yard setback for an existing dwelling and attached carport in lieu of the required 10 feet minimum width of individual side yard and to allow a minimum lot width of 50 feet in lieu of the required 55 feet minimum lot width. Special Hearing to permit a non-conforming use for an existing dwelling and attached carport with a zero feet side yard setback.

Hearing: Wednesday, April 27, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 19, 2005 Issue - Jeffersonian

Please forward billing to:

Ms. Marie Rice
C/o Francis Borgerding, Jr.
8123 Ridgely Oak Road
Baltimore, MD 21234

410-296-6820

CORRECTED NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-465-SPHA

8124 Ridgely Oak Road

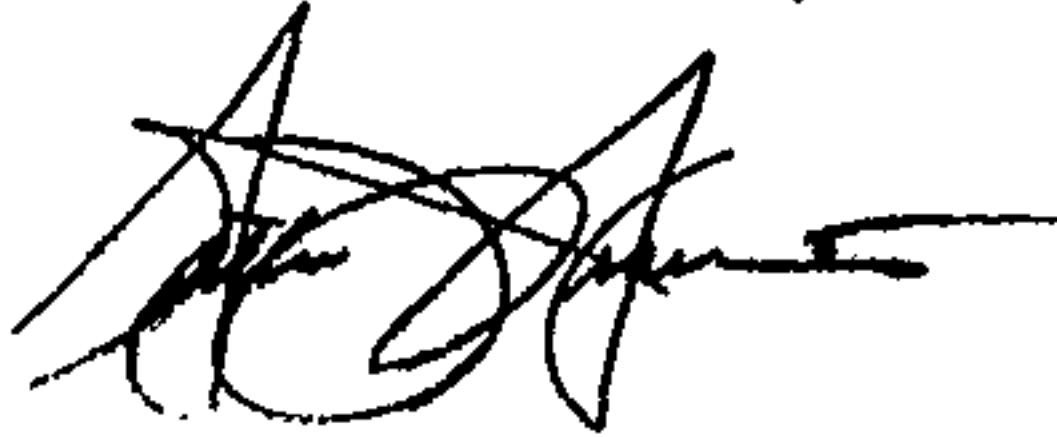
W/side of Ridgely Oak Road, 260 ft. south of centerline of Clearwood Road

9th Election District – 5th Councilmanic District

Legal Owner: Marie Rice

Variance to permit a zero feet minimum side yard setback for an existing dwelling and attached carport in lieu of the required 10 feet minimum width of individual side yard and to allow a minimum lot width of 50 feet in lieu of the required 55 feet minimum lot width. Special Hearing to permit a non-conforming use for an existing dwelling and attached carport with a zero feet side yard setback.

Hearing: Wednesday, May 4, 2005 at 10:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**Department of Permits and
Development Management**



Baltimore County

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

March 23, 2005

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-465-SPHA

8124 Ridgely Oak Road
W/side of Ridgely Oak Road, 260 ft. south of centerline of Clearwood Road
9th Election District – 5th Councilmanic District
Legal Owner: Marie Rice

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Hearing: Wednesday, April 27, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".
Timothy Kotroco
Director

TK:klm

C: Francis Borgerding, 409 Washington Avenue, Ste. 600, Towson 21204
Marie Rice, 8123 Ridgely Oak Rd., Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 12, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Visit the County's Website at www.baltimorecountyonline.info

**Department of Permits and
Development Management**



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

March 31, 2005

CORRECTED NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-465-SPHA

8124 Ridgely Oak Road
W/side of Ridgely Oak Road, 260 ft. south of centerline of Clearwood Road
9th Election District – 5th Councilmanic District
Legal Owner: Marie Rice

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Hearing: Wednesday, May 4, 2005 at 10:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Francis Borgerding, 409 Washington Avenue, Ste. 600, Towson 21204
Marie Rice, 8123 Ridgely Oak Rd., Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 19, 2005.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Visit the County's Website at www.baltimorecountyonline.info

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 05-465-SPHA

Petitioner: RICE

Address or Location: 8124 RIDGELY OAK RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS. MARIE RICE

Address: 8123 RIDGELY OAK RD.

BALTO. MD 21234

Telephone Number: FRANCIS X. ~~BORDE~~ BORGERDING, JR. (410-296-6820)

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

April 25, 2005

Francis X. Borgerding, Jr.
409 Washington Avenue, #600
Towson, Maryland 21206

Dear Mr. Borgerding:

RE: Case Number: 05-465-SPHA, 8124 Ridgely Oak Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 17, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Marie Rice 8123 Ridgely Oak Road Baltimore 21234

Visit the County's Website at www.baltimorecountyonline.info



Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 29, 2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No. 458, 459, 460, 464, 465, 466, 467, 468, 469, 470, 471, 472,

Pursuant to your request, the above referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

The Fire Marshal's Office has no comment at this time.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

Visit the County's Website at www.baltimorecountyonline.info

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: April 19, 2005

FROM: ^{DAK} Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 4, 2002
Item No. 459, 463, 464, 465, 467,
469, 470, 472

The Bureau of Development Plans Review has reviewed the
subject zoning items and we have no comments.

DAK:CEN
cc: file
ZAC-NO COMMENTS-04192005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr ^{JDO}
DATE: April 13, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of March 28, 2005

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-458
05-459
05-460
05-464
05-465
05-471
05-472

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

Jm
5/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: April 12, 2005

RECEIVED

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

APR 13 2005

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-465

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Mark A Cunningham

Division Chief:

[Signature]

MAC/LL

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 3.25.05

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 465 DT

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

**Department of Permits and
Development Management**

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

March 31, 2005

Frank Borgerding, Jr.
409 Washington Avenue, Ste. 600
Towson, MD 21204

Dear Mr. Borgerding, Jr.:

RE: Case Number: 05-465-SPHA, 8124 Ridgely Oak Road

The above matter, previously scheduled for April 27, 2005, has been postponed at your request. The hearing has been rescheduled and the new notice of hearing is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Marie Rice, 8123 Ridgely Oak Rd., Baltimore 21234

FRANCIS X. BORGERDING, JR.

Attorney at Law

MERCANTILE BUILDING - SUITE 600
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 296-6820
FAX (410) 296-6884

*Postponement Granted
TMK*

March 29, 2005

Timothy Kotroco
Director
Department of Permits and
Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED

MAR 30 2005

Per...*KLM*

RE: Case No.: 05-465-SPHA
8124 Ridgely Oak Road
Legal Owner: Marie Rice
Hearing Date: Wednesday, April 27, 2005 at 11:00 a.m. - Room 407
County Courts Building

Dear Mr. Kotroco:

I am writing as counsel for the Petitioner in the above-referenced case to request a postponement of the hearing in this matter now scheduled for Wednesday, April 27, 2005, at 11:00 a.m., in Room 407 of the County Courts Building. The reason for this requested postponement is that I will be out of the country during the week, which includes April 27, 2005.

I apologize for any inconvenience this request causes. Thank you very much for your consideration in this matter.

Very truly yours,



FRANCIS X. BORGERDING, JR.

FXBJr:bjk

CASE NAME 8/24 Ridgely Dale Rd
CASE NUMBER 05-065-SPHA
DATE 5/4/05

CITIZEN'S SIGN-IN SHEET

[illegible]

CASE NAME 8124 Ridgely Dale Rd.
CASE NUMBER 05-465-SPH
DATE 5/4/05

PETITIONER'S SIGN-IN SHEET

[illegible]

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

68-9-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, FRANK STONE, 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 12-1 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

Q. The property is situated in the R-1 Residential District.

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

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.

Contract purchaser

Legal Owner

Address 5104 KENNESAW RD

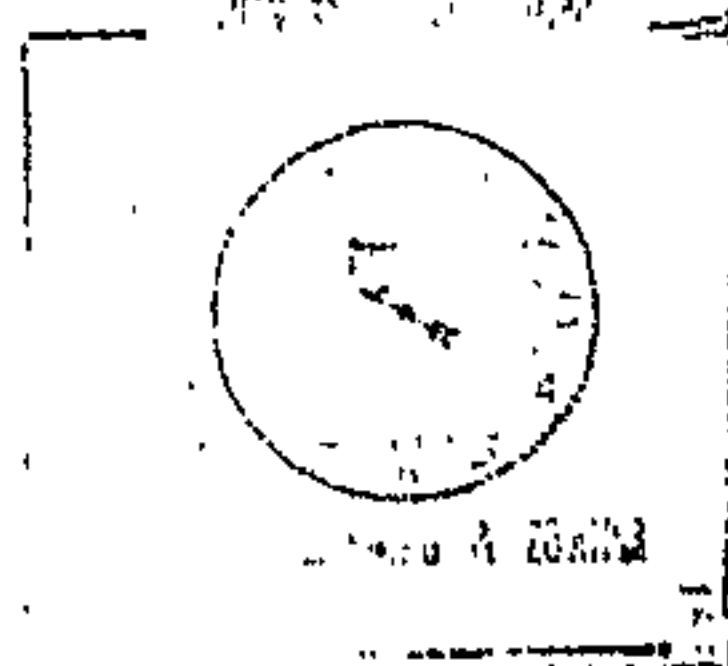
Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day

of June, 1967, 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 106, County Office Building in Towson, Baltimore County, on the 10th day of July, 1967, at 11:00 o'clock



[Signature]
Zoning Commissioner of Baltimore County

(over)

FRANK STONE
W/S Ridgely Ave. & 733.304 S of
Cleeveood Rd.

TELEPHONE
23-3000
EXT. 387

ORDER RECEIVED FOR THE

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Frank T. & Hazel H. Stone, 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 301-11 to permit a sidewalk setback of eighteen (18) inches instead of the required six (6) feet.

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

Due to having a concrete floor, which comes to within eighteen (18) inches of the property line, so as to cover it within minimum zoning.

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.

Contract purchaser

Legal Owner

Address 5124 RIDGELY OAK RD

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day

of June, 1967, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of July, 1967, at 11:00 clock



[Signature]
Zoning Commissioner of Baltimore County.

(over)

FRANK STONE
 #03-9-A
 W/S Ridgely Oak Rd. 239.88' S of
 Clearwood Rd. 9th

PHONE
33000
OCT 1987

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 . . . practical difficulty

the above Variance should be had; and it further appearing that by reason of

a Variance to permit a side yard setback of 18' instead of the required 6' should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11 day of July, 1967, 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 18' instead of the required 6', subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

239.98 PLAT 1001212121

ALONG HUNDRED SEVENTY-

ST. ONE (1) OF HILLEN

AND ROAD 2 OF BALTIMORE

District:

Posted for:

Petitioner:

Location of property:

Location of Signs:

Remarks:

Posted by

Signal

PETITION FOR VARIANCE
9TH DISTRICT

ZONING: Petition for Variance for a Side Yard.
LOCATION: West side of Ridge Road 200 feet south of Clearwood Road.
DATE & TIME: Monday, July 10, 1967 at 11:00 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 18 feet instead of the required 6 feet.

The Zoning Regulation to be excepted as follows:

Section 3-1.1-If attached to the main building, a carport or a one-story open porch with or without a roof, may extend into any required yard not more than 25% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard.

All that parcel of land in the Ninth District of Baltimore County, 278.95 feet to Clearwood Road, being known and designated as Lot Number Eight Hundred Seventy-Six (876) and Eight Hundred Seventy-Seven (877) Plat No. One (1) of Hillendale Park, which said plat is duly recorded among the Land Records of Baltimore County in Plat Book W.I.S.T. No. 2 Folio 16, being the property of Frank A. and Hazel H. Stone, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, June 10, 1967 at 11:00 A.M.

Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
JOHN G. ROSE,
Zoning Commissioner of

INVOICE

No. 44258

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

DATE July 11, 1967

FRANK STONE
111 S. Ridge Rd. 239.98 S of
Rd.

TELEPHONE
23-3000
EXT. 387

BALTIMORE

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 33000

GEORGE E. GAVRELLIN
DIRECTOR

JOHN G. RUSE
ZONING COMMISSIONER

239.98 PART TO CLEARWOOD ROAD, BEING KNOWN AND DESIGNATED AS LOTS NUMBER
EIGHT HUNDRED SEVENTY-SEVEN (877) AND EIGHT HUNDRED SEVENTY-EIGHT (878) PLAT
NO. ONE (1) OF HILLENDALE PARK, WHICH SAID PLAT IS DULY RECORDED AMONG THE
LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK W.H.M. NO. 9 FOLIO 10.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: _____ Date of Posting: _____
Posted for: _____
Petitioner: _____
Location of property: _____
Location of Signs: _____
Remarks: _____
Posted by: _____ Date of return: _____
Signature

**PETITION FOR VARIANCE
BTH DISTRICT**

ZONING: Petition for Variance for
a Side Yard.
LOCATION: West side of Ridgeley
Oak Road 239.98 feet South of
Clearwood Road.
DATE & TIME: Monday, July 10,
1967 at 11:00 A.M.
PUBLIC HEARING: Room 100,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

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

Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 18 feet instead of the required 6 feet.

The Zoning Regulation to be excepted as follows:

Section 3-1.1—If attached to the main building, a carport or a one-story open porch with or without a roof, may extend into any required yard not more than 25% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard.

All that parcel of land in the Ninth District of Baltimore County 239.98 feet to Clearwood Road, being known and designated as Lots Number Eight Hundred Seventy-Seven (877) and Eight Hundred Seventy-Eight (878) Plat No. One (1) of Hillendale Park, which said plat is duly recorded among the Land Records of Baltimore County in Plat Book W.H.M. No. 9 Folio 10.

Being the property of Frank A. and Hazel H. Stone, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, June 10, 1967 at 11:00 A.M.

Public Hearing: Room 100, County

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____ 1967

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~annexed~~ at _____ before the _____ day of _____, 1967, the first publication appearing on the _____ day of _____, 1967.

THE JEFFERSONIAN,

Lincoln Street
Manager.

BALTIMORE CO

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
LA. 3 1002

GEORGE E. GAVHEIS
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

June 15, 1977

Mr. Frank A. Stone
8124 Ridgely Oak Road
Baltimore, Maryland 21236

Re: Side Yard Variance for
Frank A. Stone, located
8124 Ridgely Oak Road, S.E. of
Clearedwood Road
9th District
Baltimore, Maryland

Dear Sir:

The Zoning Advisory Committee has reviewed the subject
petition and has no comment to offer with regard to the proposed
development plan.

The above 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 that may arise
during a hearing on this case. The Director and/or the Deputy Director
of the Office of Planning and Zoning will submit recommendations
on the appropriateness of the requested zoning to the Zoning
Commissioner's hearing.

Very truly yours,

John G. Rose
Zoning Technician

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Rowe, Zoning Commissioner Date: June 27, 1967

FROM: George E. Cavetrix

SUBJECT: Petition #63-9-A. Variance to permit a side yard setback of 18 feet instead of the required 6 feet. West side of Ridgely Oak Road 239.88 feet south of Clearwood Road. Being the property of Frank Stone.

9th District

HEARING: Monday, July 10, 1967 (11:00 A.M.)

The Planning staff will offer no comment on the subject petition.

GEG:bm

TELEPHONE
83-8000
EXT. 307

BALTE
C

TO: Frank A. Stone
8124 Ridgely Oak Road
Baltimore, Md. 21234

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY

Advertising and posting
#63-9-A

MAKE CHECK

MAIL TO

TO: Frank A. Stone
8124 Ridgely Oak Road
Ridgely
Baltimore, Md. 21234

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY

Petition for Variance

IMPORTANT: MAKE CHECK

MAIL TO DIVISION OF COLLECTOR

TELEPHONE
25.3000
EXT. 307

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 44258

DATE July 11, 1967

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY:
Zoning Dept. of Balto. Co.

To: Frank A. Stone
3124 Ridgely Oak Road
Baltimore, Md. 21234

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY

Advertising and posting of property
#68-9-4

TOTAL AMOUNT
\$35.00

COST

35.00

MAIL TO

MAKE CHECKS PAYABLE TO

OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

6/22/1967

BILLED
BY:

To: Frank A. Stone
8124 Ridgely Oak Road,
Ridgely
Baltimore, Md. 21234

Office of Planning & Zoning
119 County Office Bldg.,
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-522
QUANTITY

Petition for Variance - W/S Ridgely Oak Road 239' S.
Clearwood Road.

TOTAL AMOUNT

\$25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR VARIANCE
9th DISTRICT
ZONING: Petition
ance for a Side Yard
LOCATION: West
Ridgely Oak Road 21
South of Clearwood Road
DATE & TIME: 3
JULY 10, 1967 at 11
PUBLIC HEARING
108, County Office
111 W. Chesapeake
Towson, Maryland.
The Zoning Comm
of Baltimore Co
authority of the Zo
and Regulations of B
County, will hold
hearing:

Petition for Variance
the Zoning Regulation
Baltimore County to per
yard setback of 15 ft
stead of the require
The Zoning Regulat
excepted as follows:
Section 301.1 - R
to the main building
port or a one-story op
with or without a roof,
tend into any require
not more than 25% of
imum required depth;
or rear yard or of
imum required width
side yard.

All that parcel of
the Ninth District of
more County.

239.98 feet to CH
road, being knowing a
located as lots number
hundred seventy-seven
and eight hundred s
eight (878) plat no.
of Hillendale Park, wh
plat is duly recorded
the land records of Bal
County in plat book
No. 9 folio 10.

Being the property of
A. and Hazel H. Ste
shown on plat plan 111
the Zoning Department
Hearing Date: Mond
10, 1967 at 11:00 A.M.

Public Hearing: Room
County Office Building,
Chesapeake Avenue, T
Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE CO.

June 22,

Location of property.

Location of Signs

Remarks

Posted by

Signature

Date of return

PETITION FOR VARIANCE
9th DISTRICT

ZONING: Petition for Variance for a Side Yard.
LOCATION: West side of Ridgely Oak Road 239.88 feet South of Clearwood Road.
DATE & TIME: Monday, July 10, 1967 at 11:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 18 feet instead of the required 6 feet.

The Zoning Regulation to be excepted as follows:

Section 301.1 - If attached to the main building, a carport or a one-story open porch with or without a roof, may extend into any required yard not more than 25% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard.

All that parcel of land in the Ninth District of Baltimore County 239.88 feet to Clearwood Road, being known and designated as Lot 14 Number Eight Hundred Seventy-Six (1876) and Eight Hundred Seventy-Eight (1878) Plat No. One (1) of Hillside Park, which said plat is duly recorded among the Land Records of Baltimore County in Plat Book W.H.M. No. 2 Folio 10.

Being the property of Frank A. and Hazel H. Stone, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, June 10, 1967 at 11:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County.

June 22.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 22, 1967

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 a week for two successive weeks before the 10th day of July, 1967, the first publication appearing on the 22nd day of June, 1967.

THE JEFFERSONIAN,

Richard H. Stevenson
Manager.

Cost of Advertisement, \$.....

BALTIMORE

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
NA 4-3000

GERHARD E. GARDNER
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

PETITION FOR VARIANCE
9th DISTRICT

ZONING: Petition for Variance for a Side Yard.

LOCATION: West side of Ridgely Oak Road 239.88 feet South of Clearwood Road.

DATE & TIME: MONDAY, JULY 10, 1967 at 11:00 A.M.

PUBLIC HEARING: Room 108, 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 Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 18 inches instead of the required 6 feet.

The Zoning Regulation to be excepted as follows:

Section 301.1 - If attached to the main building, a carport or a one-story open porch with or without a roof, may extend into any required yard

ORIGINAL

OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Beltsville, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newbury Avenue

CATONSVILLE, MD.

July 5, 1967.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for two successive weeks before the 10th day of July, 1967, that is to

1957
June 22, 1967
Baltimore County
Baltimore, Md.

Office of Advertising, 8

BALTIMORE

111 W. Chesapeake Avenue
Towson, Md. 21204

111 W. Chesapeake Avenue
Towson, Md. 21204

111 W. Chesapeake Avenue
Towson, Md. 21204

PETITION FOR VARIANCE
9th DISTRICT

ZONING: Petition for Variance for a Side Yard.

LOCATION: West side of Ridgely Oak Road 239.88 feet South of Clearwood Road.

DATE & TIME: MONDAY, JULY 10, 1967 at 11:00 A.M.

PUBLIC HEARING: Room 108, 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 Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 18 inches instead of the required 6 feet.

The Zoning Regulation to be exempted as follows:

Section 301.1 - If attached to the main building, a carport or a one-story open porch with or without a roof, may extend into any required yard not more than 25% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard.

All that parcel of land in the Ninth District of Baltimore County,

239.88 feet to Clearwood Road, being known and designated as lots number eight hundred seventy-seven (877) and eight hundred seventy-eight (878) plat no. one (1) of Hillendale Park, which said plat is duly recorded among the land records of Baltimore County in plat book W.H.M., No. 9 folio 10.

Being the property of Frank A. and Hazel H. Stone, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, July 10, 1967 at 11:00 A.M.

Public Hearing Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY
June 22.

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Catonville, Md.

THE HERALD - ARGENT
Catonville, Md.

No. 1 New Street, Argenta

CATONSVILLE, MD

July 9, 1967.

THE BALTIMORE COUNTIAN, that the annexed advertisement of

John J. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for the successive weeks before the 5th day of July, 1967, that is to say the same was inserted in the issues of

Issues of June 23 - 24, 1967.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*

Editor and Manager

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GORDON ALLEN F. HARRISON
111 W. CHESAPEAKE AVE.
FOWERS, MD. 21058
VA. 21058

June 14, 1977

GEORGE F. GAVILIN
BOSTON, MA

Mr. Frank A. Stone
3121 Ridgely Oak Road
Baltimore, Maryland 21234

JOHN G. ROSE
ZONING COMMISSIONER

1. The Director of the
Baltimore County Planning
Department has been
clearly and
the Director
has been

Dear Sir:

The Zoning Advisory Committee has reviewed the subject
petition and has no comment to offer with regard to the proposed
development plan.

The above 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 that may have a
bearing on this case. The Director and/or the Deputy Director
of the Office of Planning and Zoning will submit recommendations
on the appropriateness of the requested zoning 10 days before the
Zoning Commissioner's hearing.

Very truly yours,

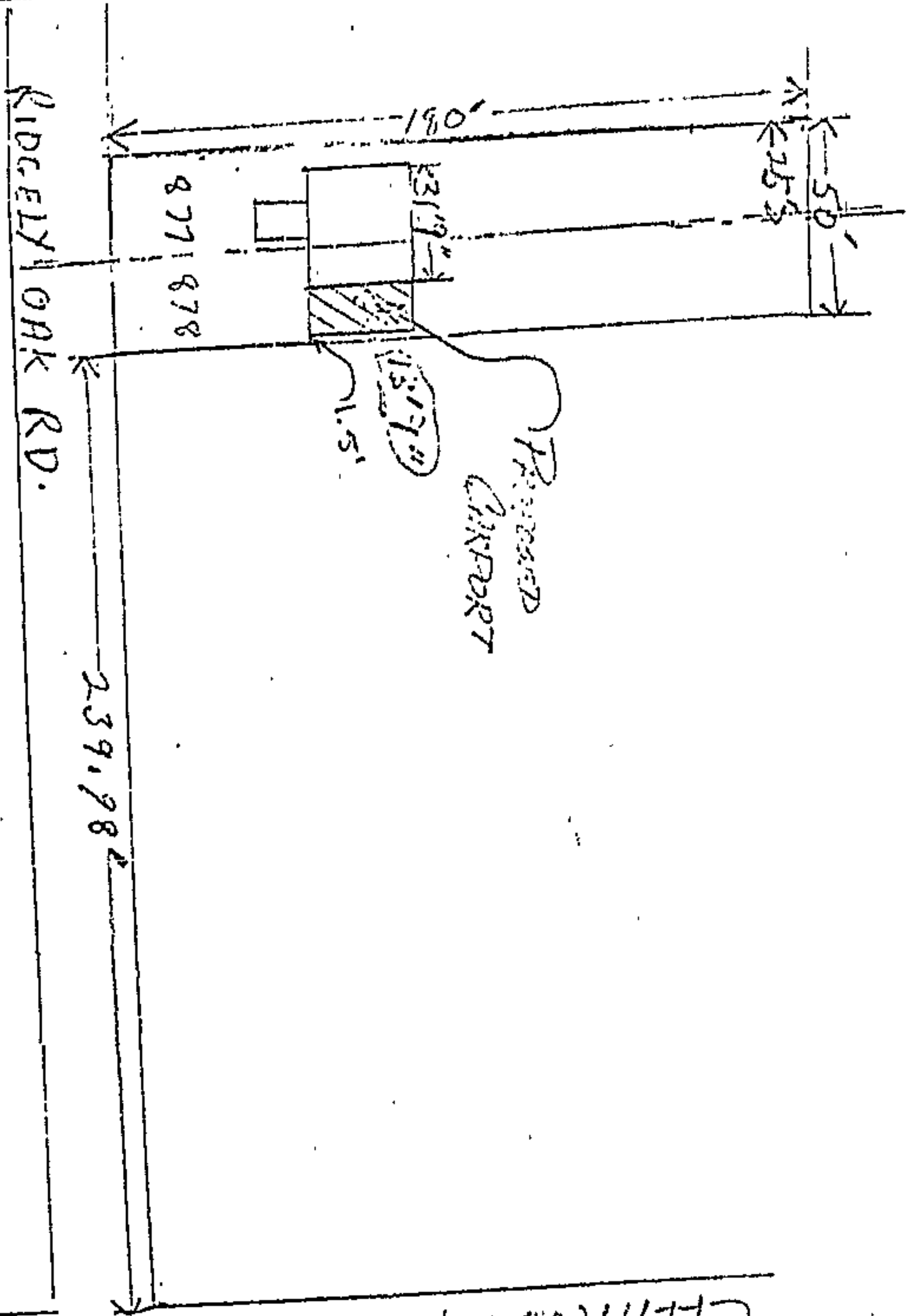
JAMES E. DYER, Principal
Zoning Technician

JED:jd

HILLDALE PARK

9/10

CLEARVIEW ROAD



SCALE 1"=50'

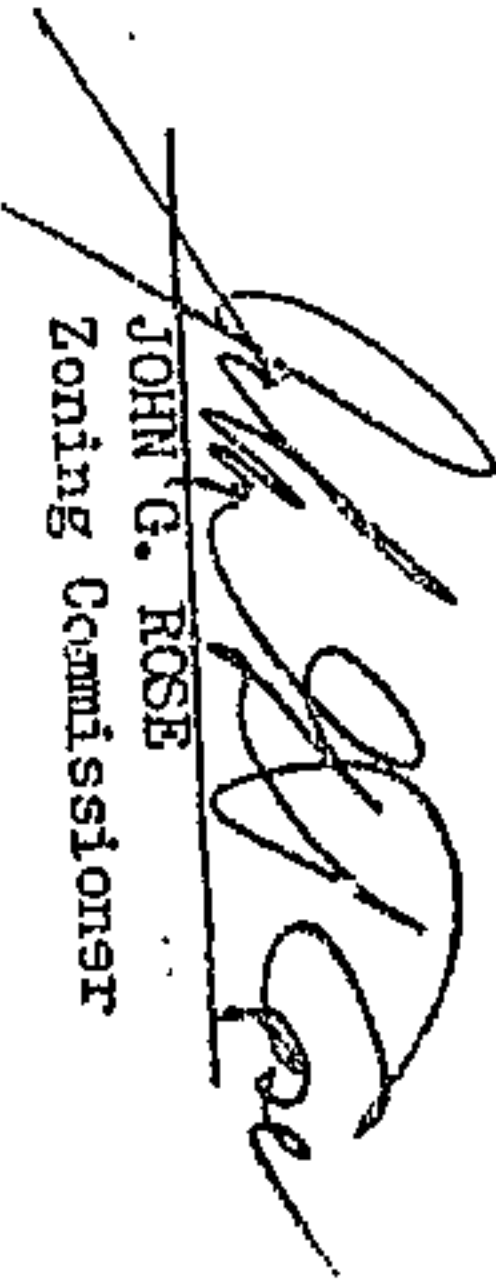
Mr. Frank A. Stone
8124 Ridgely Oak Road
Baltimore, Maryland 21234

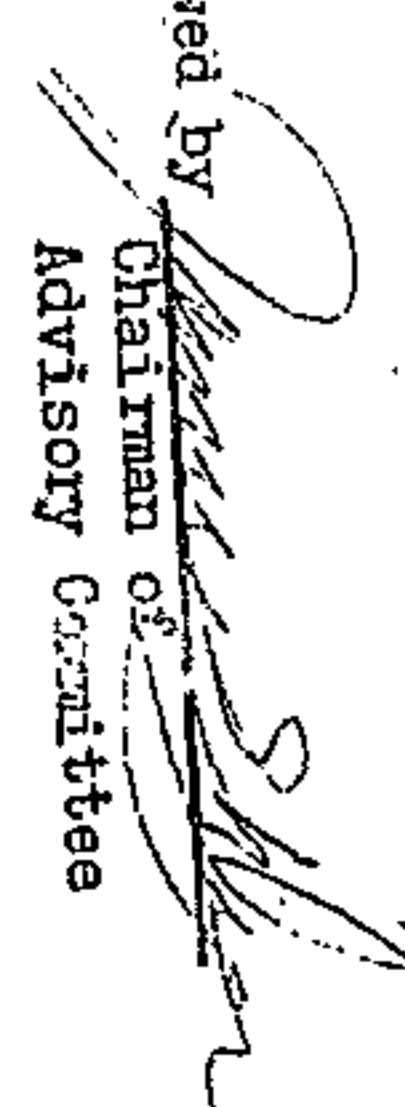
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and accepted for filing this

6th day of June, 1967.

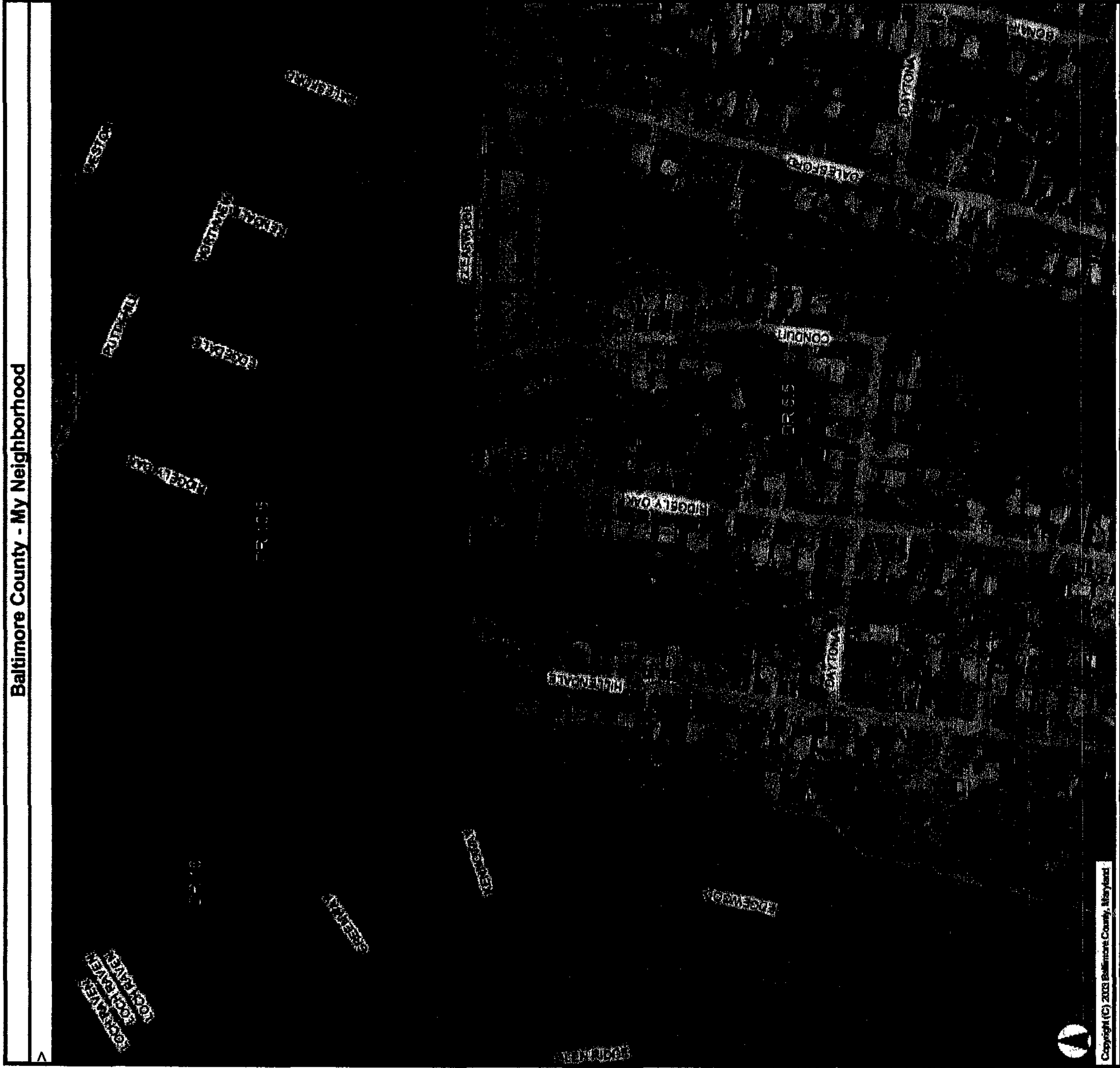

JOHN G. ROSE
Zoning Commissioner

Petitioner Mr. Frank A. Stone
Petitioner's Attorney _____
Reviewed by 
Chairman of
Advisory Committee

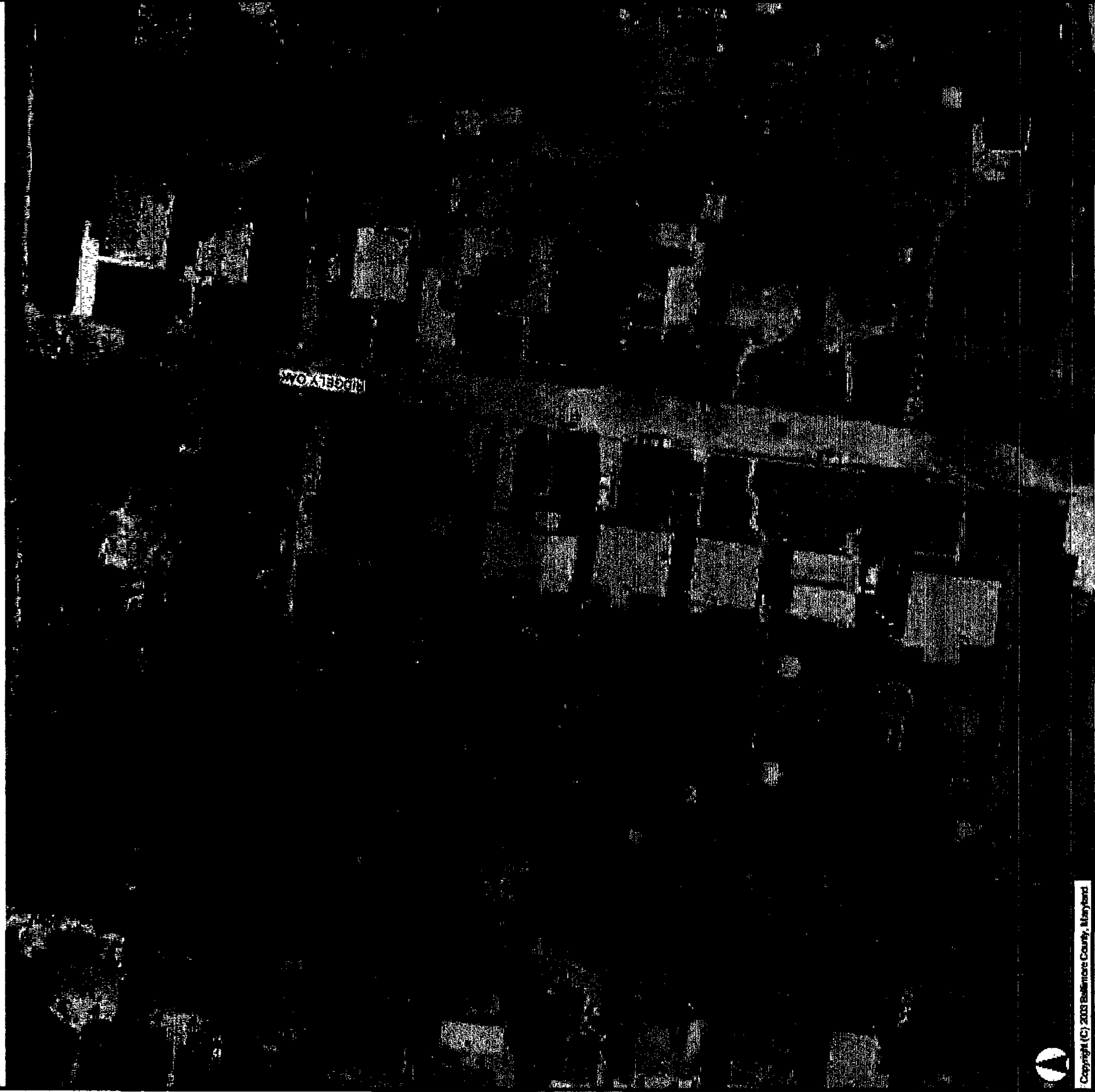
HILLDALE PARK

9/10

445-597-50



Baltimore County - My Neighborhood



pet #2
Taken "1995"



①

When I moved into the 8100
block of Ridgely Oak Rd
the carport at 8124 was
there

Mr. & Mrs. Louis J. De Rosa
8121 Ridgely Oak Rd.
Balto., Md. 21234 - 19 1/2 years we lived here

Mrs. Marie Helen Laufert
8127 Ridgely Oak Rd 52 yrs I have
Baltimore, Md. 21234 lived here

Mr. Frank Debusch 32 1/2 years
8122 Ridgely Oak Rd
Baltimore Md. 21234

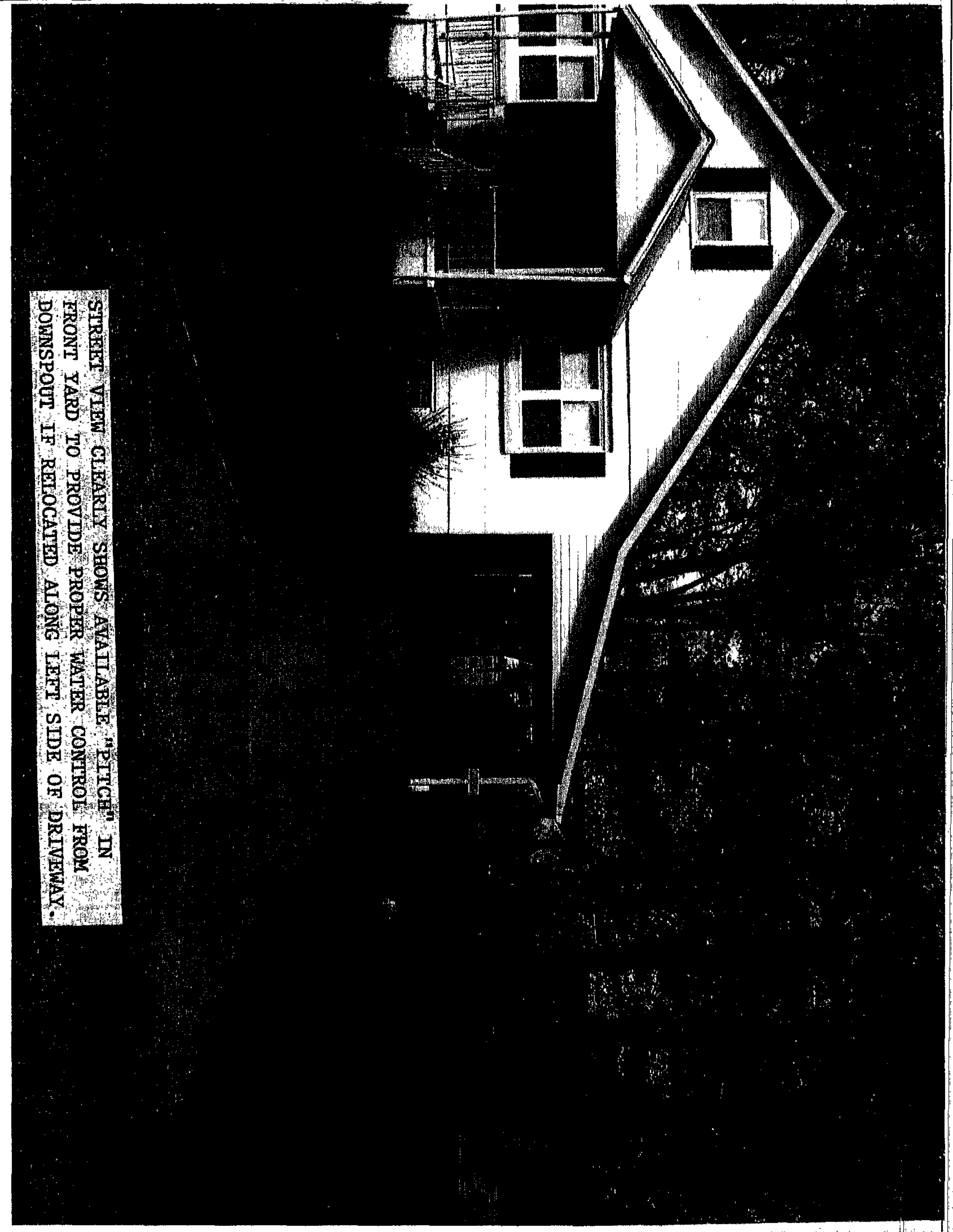
E. Walker + Jerome Brady
8128 Ridgely Oak Rd
Baltimore Md 21234 39 years

Out at 3

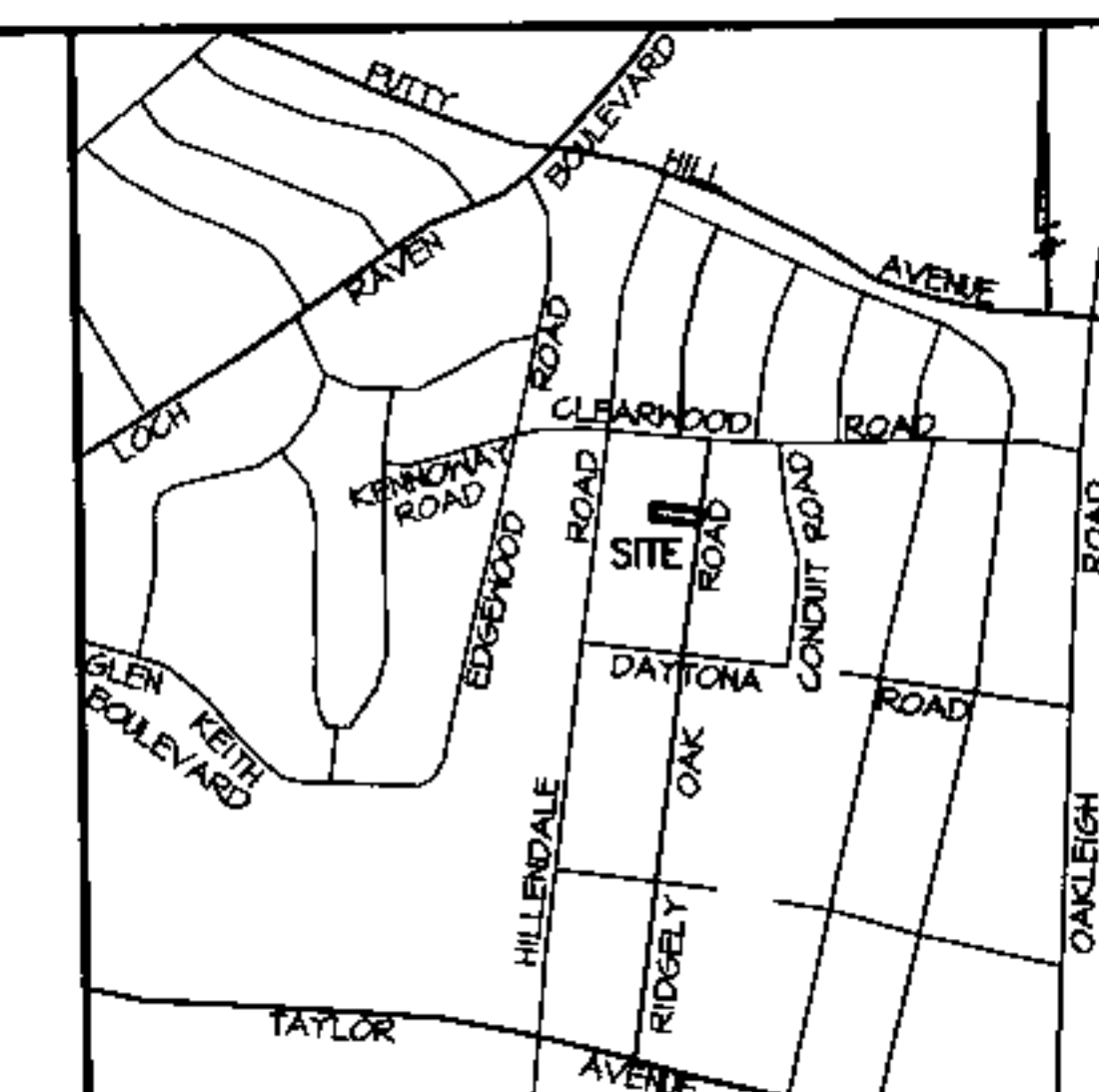
2

Mrs. John Meadowsroft
8118 Ridgely Oak Rd.
Baltimore, Md. 21234 -- 50 years

Mario Romagnoli
8116 Ridgely Oak Rd
Balto. Md, 21234 - 50 years



STREET VIEW CLEARLY SHOWS AVAILABLE "PITCH" IN
FRONT YARD TO PROVIDE PROPER WATER CONTROL FROM
DOWNSPOUT IF RELOCATED ALONG LEFT SIDE OF DRIVEWAY.



VICINITY MAP
1" = 1000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A DEED RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.
2. THE TOPOGRAPHY SHOWN HEREON HAS TAKEN FROM BALTIMORE COUNTY GIS TILE 10C3.
3. CENSUS TRACT 41B00 REGIONAL PLANNING DISTRICT 315 TOWSON-LOCH RAVEN WATERSHED BACK RIVER SUBWATERSHED 50 SCHOOL DISTRICT, ELEMENTARY - PLEASANT PLAINS ES, MIDDLE - LOCH RAVEN ACADEMY MS, HIGH - PARKVILLE HS. A.D.C. MAP # 6121 K1
4. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
5. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE PROPERTY.
6. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN.
7. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
8. THE SUBJECT PROPERTY IS NOT HISTORIC AND DOES NOT LIE WITHIN A HISTORIC DISTRICT.
9. THIS PETITION FOR VARIANCE IS IN RESPONSE TO BALTIMORE COUNTY ZONING CODE VIOLATION No. 04-1102.

OWNER

THOMAS RICE AND MARIE RICE
8123 RIDGELY OAK ROAD
BALTIMORE, MARYLAND 21234-5228
(410)-668-1674

PETITION

- 1) FOR A VARIANCE OF SECTION 1802.3 C1 TO ALLOW A ZERO FEET MINIMUM SIDE YARD FOR AN EXISTING DWELLING AND ATTACHED CARPORT IN LIEU OF THE REQUIRED TEN FEET MINIMUM WIDTH OF INDIVIDUAL SIDE YARD
- 2) FOR A VARIANCE OF SECTION 1802.3 C1 TO ALLOW A MINIMUM LOT WIDTH OF FIFTY FEET IN LIEU OF THE REQUIRED FIFTY-FIVE FEET MINIMUM LOT WIDTH
- AND
- 3) FOR A SPECIAL HEARING TO PERMIT A PREEXISTING NONCONFORMING DWELLING AND ATTACHED CARPORT WITH A ZERO FOOT SETBACK

PLAN TO ACCOMPANY A PETITION FOR VARIANCE AND SPECIAL HEARING RICE PROPERTY

8124 RIDGELY OAK ROAD
Deed Ref: S.M. No. 11093 folio 101
Lots 877 & 878 "HILLEDALE PARK"
L.M.C.L.M. No. 9 folio 10
Tax Account No.: 09-19-714930
Zoned D.R.- 5.5; Map NE 9-C
Tax Map 10; Grid 24; Parcel 706; Lots 877 & 878
9th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'

Date: FEBRUARY 7, 2005

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towson Boulevard
Towson, Maryland 21286
(410) 823-4470



REVISION	DATE	COMPUTED	DRAWN	CHECKED	S.A.L.	FILE
						X:\rice\zoningpro

LEGEND

- EXISTING BUILDING
- EXISTING PAVING
- PROPERTY LINE
- CONTOURS
- ZONING LINE

05-465-SPHA