1422

#1422-X

PETITION FOR EXCEPTION TO ZONING REGULATIONS

IN THE MATTER OF :
Petition of :
Harvey S. Myers, Inc. : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
:
:

For Exception to the Zoning Regulations

To The Zoning Commissioner of Baltimore County

Harvey S. Myers, Incorporated Legal Owner

of the property hereinafter described hereby petition for an exception to the Zoning Regulations of Baltimore County.

The Zoning Regulations to be excepted is as follows:

SECTION III, Sub. Par. C-2, Area Regulations, Side Yard: There shall be a side yard not less than seven feet in width along each side lot line, except in case of a corner lot the side yard along the side street shall be not less than fifteen feet.

The Reason For Exception:

To permit the erection of a dwelling on a corner lot with a setback of thirteen feet from the side street instead of the required fifteen feet, and five feet from the side lot line instead of the required seven feet.

Property situate: At the southeast corner of Oakleigh and White Oak Ave., in the 9th District of Balto. Co., fronting 50 feet on the east side of Oakleigh Road and running 125 feet on the south side of White Oak Ave.

Harvey S. Myers Pres
Legal Owners

3533 Elsmore Ave.
Address

HARVEY S. MYERS, INC.
S. E. COR. OAKLEIGH ROAD & WHITE OAK AVES. 9th DIST.

1422

ORDERED by the Zoning Commissioner of Baltimore County this 4th day of April, 1949 that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 25th day of April, 1949, at 11:00 o'clock A. M.

Chas. H. Doing
Zoning Commissioner
of Baltimore County

Upon hearing on petition for special exception to the Zoning Regulations set forth in the within petition and it appearing that said regulation would result in practical difficulty and unnecessary hardship upon the petitioner, an exception to said regulation may be allowed without substantial injury to public health, safety, morals and general welfare of the community, in view of the fact that said applicant has agreed to set the dwelling to be erected thereon at least fifty five (55) feet back from the center line of Oakleigh Road, upon which the dwelling is to front, which is a condition precedent to the granting of said petition, therefore:

It is this 27th day of April, 1949, ORDERED by the Zoning Commissioner of Baltimore County that the petition for exception to the Zoning Regulations be and the same is hereby granted.

Chas. H. Doing
Zoning Commissioner
of Baltimore County

HOLD FOR ZONING

#1422-X

Dist. 9

DEPARTMENTAL COMMENTS

BUILDING PERMIT APPLICATION NO. 13942

Access. _____
Alter. _____
Misc. _____
New _____
Razing _____

5/6/49

Date: April 20, 1949

With reference to this application,

by ____ Harry S. Myers, Inc. _____

to erect ___ one-family dwelling - bungalow _____

on property located ____ 8525 Oakleigh Rd. _____

_____ Hillendale Farms _____

this office wishes to comment as follows:

Approval withheld because of inadequate setbacks and lack of approval by Buildings and Zoning Departments. We would like to call attention to the possibility that White Oak Avenue may be extended to connect with Wilker Avenue, making a cross connection between Oakleigh and Old Harford Roads. Its present 40' right-of-way should be widened to 50' if possible and eventually might need to be 60' if it becomes a cross-connecting route. Oakleigh Road also has a narrow right-of-way which ought to be widened eventually, inasmuch as this street will be a secondary thoroughfare. Because the east side of Oakleigh in this vicinity is somewhat sparsely built up, it would be wise to require of new construction a prescribed setback of 55' from the center line and in that way provide for a 60' right-of-way. In view of this situation, any exception granted to the minimum setbacks on the corner at the intersection of these two streets would be an impediment to future street widening.

cc: Christian H. Kahl
William W. MacVicar
Roland S. Piel
Nathan Smith

BALTIMORE COUNTY PLANNING COMMISSION

BY _____ Director

Baltimore County Planning Commission
Towson 4, Maryland

WILLIAM W. MacVICAR, CHAIRMAN
CHRISTIAN H. KAHL
JOHN M. McFALL
JOHN K. RUFF
H. RIDDLEY WARFIELD
MALCOLM H. DILL

April 26, 1949

MEMORANDUM

TO: Charles H. Doing

FROM: Malcolm H. Dill

SUBJECT: Building Permits #13942 & #14000

We find that inadvertently copies of these comments were not sent to you as they should have been, in view of the zoning variance involved. If it is not too late, we would like to see applied the setback distances from street center lines, agreement on which was recently reached.

Of greatest importance is Oakleigh Road which, while it does not now officially have a right-of-way of 60 feet, will be planned for that width in the thoroughfare plan. A front setback of 55 feet would therefore be desirable if obtainable in the case of both building permits.

MHD

Enclosures

Dist. 9

DEPARTMENTAL COMMENTS

BUILDING PERMIT APPLICATION NO. 14000

Access. _____
Alter. _____
Misc. _____
New ___EXX___
Razing _____

Date: April 20, 1949

With reference to this application,

by _____ Harvey S. Myers, Inc. _____

to erect ____ one-family cottage ___ _____

on property located __ E.S. Oakley Rd. S. of White Oak Ave.

_____ Hillendale Farms _____

this office wishes to comment as follows:

Approval is withheld pending a decision on 13942, adjacent lot, which will influence the setback from Oakleigh Road. This office recommends a setback of 35' from the existing 40' right-of-way in order to allow for widening of Oakleigh Road to 60'.

cc: Roland S. Piel
Charles H. Doing

BALTIMORE COUNTY PLANNING COMMISSION

BY _____

Dist. 9

DEPARTMENTAL COMMENTS

BUILDING PERMIT APPLICATION NO. 13942

Access. _____
Alter. _____
Misc. _____
New ___EXX___
Razing _____

Date: April 20, 1949

With reference to this application,

by _____ Harry S. Myers, Inc. _____

to erect _____ one-family dwelling - bungalow _____

on property located ___ 8525 Oakleigh Rd. _____

_____ Hillendale Farms _____

this office wishes to comment as follows:

Approval withheld because of inadequate setbacks and lack of approval by Buildings and Zoning Departments. We would like to call attention to the possibility that White Oak Avenue may be extended to connect with Wilker Avenue, making a cross connection between Oakleigh and Old Harford Roads. Its present 40' right-of-way should be widened to 50' if possible and eventually might need to be 60' if it becomes a cross-connecting route. Oakleigh Road also has a narrow right-of-way which ought to be widened eventually, inasmuch as this street will be a secondary thoroughfare. Because the east side of Oakleigh in this vicinity is somewhat sparsely built up, it would be wise to require of new construction a prescribed setback of 55' from the center line and in that way provide for a 60' right-of-way. In view of this situation, any exception granted to the minimum setbacks on the corner at the intersection of these two streets would be an impediment to future street widening.

cc: Christian H. Kahl
William W. MacVicar
Roland S. Piel
Nathan Smith
Charles H. Doing

BALTIMORE COUNTY PLANNING COMMISSION

BY _____

NOTICE OF ZONING HEARING
9th District

The public is hereby notified that a hearing will be held before the Zoning Commissioner of Baltimore County, in the Jackson Building, Towson, Maryland

On Monday, April 25, 1949
At 11 o'clock A. M.

The purpose of this hearing being to determine whether or not Harvey S. Myers, Incorporated, legal owner, of the property located at the south east corner of Oakleigh and White Oak Ave., in the 9th District of Balto. Co., fronting 50 feet on the east side of Oakleigh Road and running 125 feet on the south side of White Oak Ave., should be granted an exception to the Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted is as follows:

SECTION III, Sub. Par. C-2, Area Regulations, Front Yard:

There shall be a side yard not less than seven feet in width along each side lot line, except in case of a corner lot the side yard along the side street shall be not less than fifteen feet.

The nature of the petition is for permission to erect a dwelling on said lot, with a setback of thirteen feet from the side street instead of the required fifteen feet.

By Order of

CHAS. H. DOING,
Zoning Commissioner
of Baltimore County

April 8, 11.

RECD APR 18 1949

#1422-X

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 14 19 49

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two successive weeks before the twenty-fifth day of April 19 49, the first publication appearing on the eighth day of April 1949.

The UNION NEWS

W. Lennox Dunan
Manager.

April 5, 1949

$18.00

RECEIVED of Harvey S. Myers, Incorporated, the sum of Eighteen ($18.00) Dollars, being cost of petition for exception to Zoning Regulations, advertising and posting of property, southeast corner of Oakleigh Road and White Oak Avenue, 9th District of Baltimore County.

Zoning Commissioner

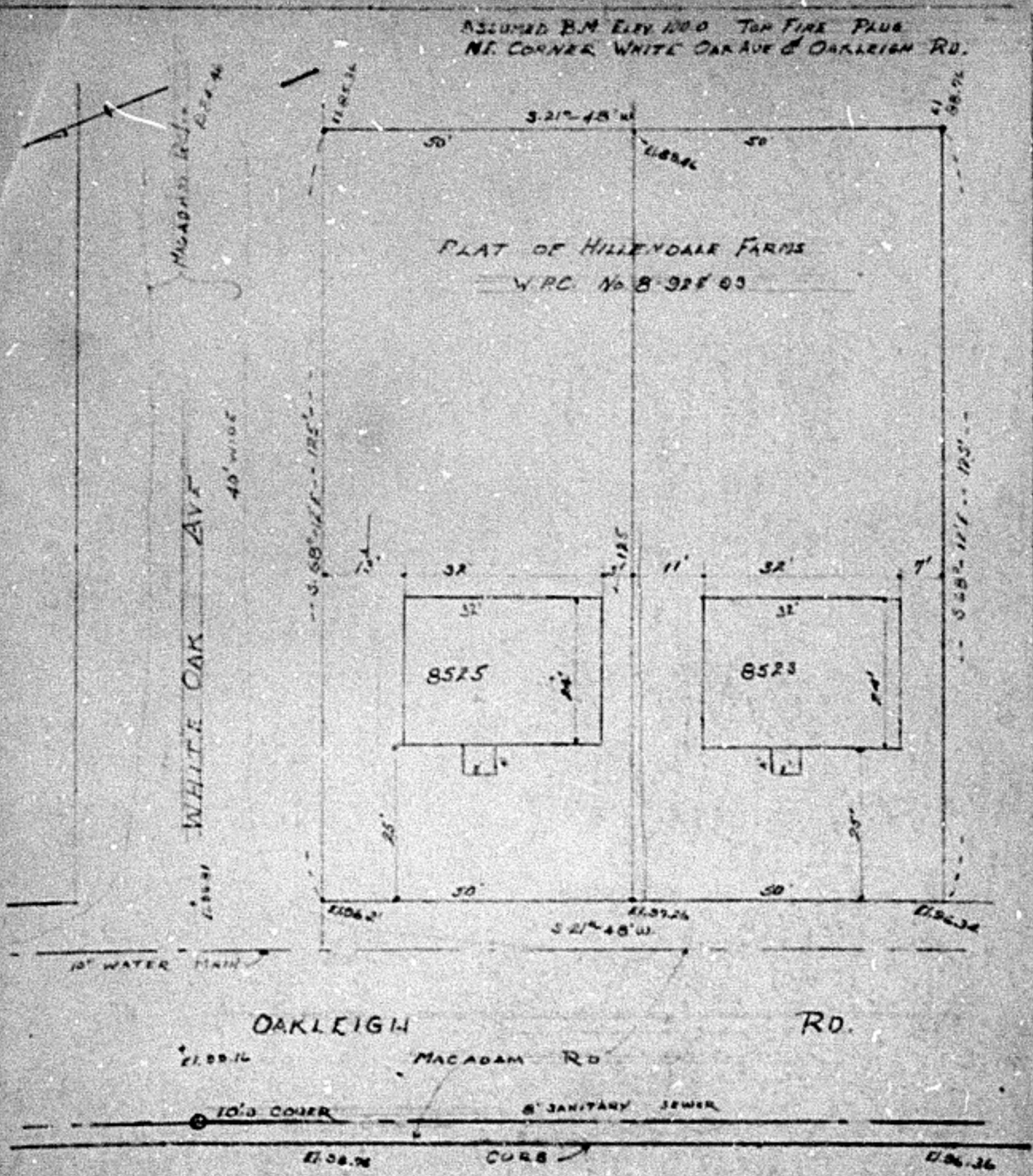
Hearing:
Monday, April 25, 1949
at 11:00 a.m.

PAID
APR 5 1949
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY J. Reynolds

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1422-X

District 9 Date of Posting April 14/49
Posted for: Exception to Zoning
Petitioner: Harvey S. Myers Inc
Location of property: S.E. corner of Oakleigh Road + White Oak Ave
Location of Signs: S.E. corner of Oakleigh Road + White Oak Ave
Remarks:
Posted by Harry E. Gartside (Signature) Date of return: April 14/49



PLOT PLAN

8523 & 25 OAKLEIGH RD. BALTO. CO. MD

SCALE 1" = 20' OCT. 15-1948

WESLEY W. TARR ~ SURVEYOR LIC. # 1135