

PETITION FOR EXCEPTION TO ZONING REGULATIONS

IN THE MATTER OF
Petition of
Frederick Bossi and
Juanita Bossi
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For Exception to the Zoning Regulations
To the Zoning Commissioner of Baltimore County

Frederick Bossi and Juanita Bossi Legal Owners

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

The Zoning Regulation to be excepted is as follows:

Sec. III, "A" Residence Zone, Par. C, Sub. Par. 4, Rear Yard:
There shall be a rear yard, having a minimum average depth of
twenty feet but in no case less than fifteen in depth at any
point.

The reason for exception: To permit a part of the rear yard
to have a depth of five (5) feet but an average of twenty (20)
feet or more.

Property situate: In the 1st District of Balto. Co., beginning for
the same at a stake planted 128.83' from thenorthwest corner of
Runnery Lane (now known as Academy Road) and Mt. De Sales Road
and running thence N 34° 30' east 76.17' to a stake, thence N 50°
30' west 109.00' to a stake, thence S 34° 30' west 13.45' to a
stake, thence S 38° 58' east 58.01' to a cross cut on walk thence
S 34° 30' west 44.61' to a cross cut wall and thence S 58° 51'
east 54' to beginning. Being and comprising 9500 square feet,
more or less.

Hedrick Bossi
Juanita Bossi
Legal Owners
Address: 701 Academy Road

ORDERED by the Zoning Commissioner of Baltimore
County this 2nd day of September, 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 23rd
day of September, 1949, at 2:00 o'clock
P.M.

Charles H. Doings
Zoning Commissioner
of Baltimore County

Upon hearing on petition for special exception to
the Zoning Regulations of Baltimore County, Sec. 3, "A"
Residence Zone, Par. C, Sub. Par. 4, Rear Yard, and it
appearing that said regulation in this case would result
in practical difficulty and extreme and unnecessary hard-
ship on the petitioner and it further appearing that the
enforcement of the regulation would be of little or no
benefit to the public generally and it appearing that the
special exception may be granted without substantial injury
to the public health, safety, morals and the general welfare
of the community; it is deemed that this petitioner has a
legal right to allow his building on this property to remain
as so situated, permitting a part of the rear yard to have
a depth of five feet but an average of twenty feet or more.

In reaching this conclusion, among other things, I
find the following facts to exist:

1. That the dwelling in question is already in existence
and there seems to be no power or authority or reason
for its removal from the lot in question.
2. As a matter of fact there is a wide open space to
the rear of this building and while it is owned by
another owner the physical conditions are such that
it probably will never be built upon; to do so would
involve engineering problems too costly to be prac-
tical and feasible.

Therefore the violation of the hard and fast rule
of the lot area requirements in this case is theoretical only
and the strict enforcement of which would be arbitrary.

It is this 2nd day of September, 1949, ORDERED by
the Zoning Commissioner of Baltimore County that the petition
for an exception to the Zoning Regulations of Baltimore County
be and the same is hereby granted.

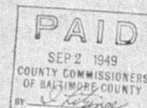
Charles H. Doings
Zoning Commissioner
of Baltimore County

\$18.00 ✓

RECEIVED of Fred. Bossi, at \$1, the sum of
Eighteen (\$18.00) Dollars, being cost of petition for
exception to the Zoning Regulations, advertising and
posting of property, Runnery Lane (now known as Mt.
DeSales Road), in the first district of Baltimore County.

Zoning Commissioner

Hearings:
Friday, Sept. 23, 1949
at 2:00 p.m.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

To: Exception to Zoning Date of Posting: Sept. 7/49
Posted for: Frederick & Juanita Bossi
Petitioner: Frederick & Juanita Bossi
Location of property: N.W. corner of Runnery Lane & Mt. De Sales Rd
Location of Sign: N.W. corner of Runnery Lane & Mt. De Sales
Remarks: Harry C. Lintell
Posted by: Harry C. Lintell Date of return: Sept 7/49

NOTICE OF ZONING HEARING
FIRST HEARING

The public is hereby notified that there will be a hearing before the Zoning Commission of Baltimore County, in the Towson Building, Room 201, on the 23rd day of September, 1949, at 2:00 o'clock P. M.

The purpose of this hearing is to determine whether or not the proposed change in the zoning of the property described below is in the public interest and whether or not the proposed change is in accordance with the provisions of the Zoning Regulations of Baltimore County.

The property is located in the 1st District of Baltimore County, and is bounded by Runnery Lane to the north, Mt. De Sales Road to the east, and Academy Road to the south. The property is currently zoned "A-1" (Single-Family Detached) and the proposed change is to "A-2" (Single-Family Detached with a rear yard of not less than 20 feet).

The proposed change is being made by Frederick and Juanita Bossi, who are the owners of the property. They are requesting a special exception to the Zoning Regulations of Baltimore County, which would allow them to build a rear yard of not less than 20 feet on the property.

The Zoning Commission will hear the case on September 23, 1949, at 2:00 o'clock P. M. in Room 201 of the Towson Building. The public is invited to attend the hearing and to present any objections to the proposed change.

CHARLES H. DOINGS
Zoning Commissioner
Sept. 2, 1949

CERTIFICATE OF PUBLICATION

TOWSON, MD. Sept. 9, 1949

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... successive weeks before the... twenty-third day of... September... 1949 the first publication appearing on the... second... day of September 1949.

THE UNION NEWS

Manager