

1578 ✓

PETITION FOR EXCEPTION TO ZONING REGULATIONS

IN THE MATTER OF : BEFORE THE
THE PETITION OF : ZONING COMMISSIONER
IVAN E. BOWSER and : OF BALTIMORE COUNTY
IDA E. BOWSER, his wife :

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

Ivan E. BOWSER and Ida E. BOWSER, his wife, 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:
Section 3 - 207, Para. 3-2
Where no building hereafter erected or altered shall have a
less front yard than the average depth of said actual front yards
of buildings immediately to either side of said building.

The Reason for Exception:
The dwellings in the block in question have a uniform set-back
of 35' and the owner desires to extend his porches and a part of one
room, leaving a set-back from the front property line of 25'.

Property situate:
South side Belfast Road, Timonium, 8th District of Baltimore
County, known as 37 Belfast Road.

Legal Owners
Ivan E. Bowser
Ida E. Bowser
Address 37 Belfast Rd
Timonium, Md

ORDERED by the Zoning Commissioner of Baltimore
County this 25th day of October, 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 18th
day of November, 1949, at 10:30 o'clock
A. M.

Shelton Dancy
Zoning Commissioner
of Baltimore County

Upon hearing on petition for special exception to
the Zoning Regulations as set forth in the within petition
and it appearing that said Zoning Regulation would result
in practical difficulty and unnecessary hardship upon the
petitioners, an exception to said Zoning Regulations would
grant relief without substantial injury to the public health,
safety, morals and the general welfare of the community,
therefore:

It is this 14th day of December, 1949, ORDERED
by the Zoning Commissioner of Baltimore County, that the
petition for an exception to the Zoning Regulations be and
the same is hereby granted, subject to a setback of 25
feet from the southeasterly right-of-way line of Belfast Road.

Shelton Dancy
Zoning Commissioner
of Baltimore County

Ivan E. Bowser and Ida E. Bowser, his wife, have made appli-
cation for a permit to enlarge their home which is located on the
South side of Belfast Road in Timonium, Maryland. From the applica-
tion, and from the plat and other evidence presented to me, it is
my understanding that they now have a frame dwelling with an open
porch extending out from the front of the house for a distance of
4 feet 6 inches. What they propose to do is build a 10 foot addition
along the southeasterly section of the house so that their
livingroom would have an additional area of 10 feet in width and
13 feet on the front. The present porch would be extended out so
that it would be 11 feet in width and 10 feet in depth. The front
of the property would extend back 15 feet from the center of Belfast
Road.

A consent to the application for alteration of the building
has been filed in connection with the application and appears to be
signed by all the immediate property owners. It further appears that
Belfast Road and the property immediately to the East of the Bowser
land slopes rather sharply to the East so that any dwellings erected
East of the Bowser property on the Belfast Road will be below its
grade.

The Applicants purchased the property during the war period
and are a young married couple with a family and are in need of en-
larging their property. They pointed out to me that the bathroom
fixtures and plumbing are on the East side of the house and, there-

fore, any expansion of the house must be on the front; otherwise, they
would be put to great hardship and unusual expense, all of which they
could not afford. It also appears that the building line will not be
materially altered, since the front porch of the building will only
be extended 5 feet 6 inches more than is already there and the prop-
erty owners on the East will have very little view of the street
at any time because of the fact that their homes are lower than the
Bowser property.

I am of the opinion therefore, that the application should
be granted, in view of the fact that it would be an unreasonable hardship upon
the Applicants to refuse to permit them to enlarge their property,
thereon, because the alteration does not materially affect the build-
ing line and especially in view of the fact that all persons affected
by the enlargement of the house have signified their approval of the
granting of the permit.

I am accordingly approving the application.

Charles H. Young, Zoning Commissioner

Dated: October 5, 1949

IVAN E. BOWSER & WIFE
37 BELFAST RD.
TIMONIUM, BALTIMORE CO., MD. DIST. 8
1578

UNION NEWS
This is to certify that the enclosed 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 eighteenth
day of November, 1949, the first publication
appearing on the twenty-eighth day of October
1949.

CERTIFICATE OF PUBLICATION
TOWSON, MD. Nov. 1 1949
THIS IS TO CERTIFY That the enclosed 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 eighteenth
day of November, 1949, the first publication
appearing on the twenty-eighth day of October
1949.
The UNION NEWS
Mr

\$18.00
RECEIVED of Lawrence E. Smar, Attorney, for
Ivan E. Bowser and wife, the sum of Eighteen (\$18.00)
dollars, being cost of petition for exception to the
Zoning Regulations, advertising and posting of property,
37 Belfast Road, 8th District of Baltimore County.

Zoning Commissioner

Hearing:
Friday, Nov 18, 1949
at 10:30 a.m.

PAID
OCT 28 1949
COUNTY COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland 1578-X

District: 8 Date of Posting: Nov 4/49
Posted for: Exception to zoning
Petitioner: Ivan E. Bowser
Location of property: south side of Belfast Road
known as 37 Belfast Road
Location of Signs: 37 Belfast Road
Remarks: Harry C. Hartwick
Posted by: Harry C. Hartwick Date of return: Nov 4/49

