

RE: PETITION FOR EXCEPTION TO THE ZONING REGULATIONS - Westernmost side of Round Oak Road, S. E. Corner of North Bend Lane, 9th District
R. Paul Donovan, Petitioner

The petitioner in this case asked for an exception to the Zoning Regulations and Restrictions for Baltimore County to allow the construction of a house with a setback of 7 1/2 feet from North Bend Lane instead of the required 15 feet. An inspection of the property on North Bend Lane discloses the fact that North Bend Lane is in reality a 20 foot alley leading from Round Oak Road.

Due to the fact that it is restricted to its present length and that there is apparently no need for any additional right-of-way for this Lane, said Lane being used mainly for access to garages of property owners fronting on other streets, and, also due to the hardship and practical difficulty that would be imposed upon the owner, by reason of the fact that the type of house which he has been building could not be built with the required setback of 15 feet and which is adaptable to this lot, the exception sought should be granted.

It is this 16th day of May, 1951, ORDERED by the Zoning Commissioner of Baltimore County that the petition for exception to the Zoning Regulations and Restrictions to allow a setback from the side street of 7 1/2 feet instead of the required 15 feet, be and the same is hereby granted.

Charles E. Shultz
Zoning Commissioner
of Baltimore County

R. PAUL DONOVAN
S. E. Corner of North Bend Lane & Round Oak Road, 9th District

1928

PETITION FOR AN EXCEPTION TO THE ZONING REGULATIONS

IN THE MATTER OF
PETITION OF

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For an Exception to the Zoning Regulations

To the Zoning Commissioner of Baltimore County:

R. Paul Donovan Legal Owner

of the property hereinafter described, hereby petitions for an Exception to the Zoning Regulations and Restrictions for Baltimore County.

The Zoning Regulation to be excepted is as follows:

SEC. III-4, Per. C. Area Regulations, Sub. Par. 3:
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 shall be not less than fifteen feet from the side street.

The reason for exception:

To permit the erection of a dwelling with a setback from the side street of seven and one-half (7 1/2) feet instead of the required fifteen (15) feet.

Property situate: Westernmost side of Round Oak Road, at the southeasternmost corner of North Bend Lane, 9th District of Baltimore County.

R. Paul Donovan
Address: 502 Colonial Court
Towson (4) Md

February 21, 1951

\$80.00
RECEIVED of R. Paul Donovan the sum of Twenty (\$80.00) Dollars, being cost of petition for an Exception to the Zoning Regulations, advertising and posting property, southeasternmost corner of Round Oak Road and North Bend Lane, 9th District of Baltimore County.

Zoning Commissioner

Hearings
Monday, March 12, 1951
at 11:00 a.m.

PAID
FEB 21 1951
ZONING COMMISSIONERS

1928

#1928-X

Baltimore County Planning Commission

Towson 4, Maryland

April 5, 1951

MEMORANDUM

TO: Augustino J. Muller

FROM: Malcolm H. Dill

SUBJECT: Requested Variance for Lot at Corner of Round Oak Road and North Bend Lane, Towson

Attached hereto is the print of the three lots involved in Mr. Donovan's proposed construction of houses. The print as drawn did not give recognition to the zoning requirement of 50 feet from the center line of the street. The fact that the house now under construction across North Bend Lane was not properly set back does not - it seems to me - justify continuing the inadequate front yard setbacks in the block in question.

Round Oak Road is extremely narrow and eventually will have to be widened, particularly if houses are constructed on this frontage. Even with the proper front yard setback, it would be possible to build three houses on this tract. I have indicated on the print how this could be done, redrawing the lot lines so as to provide two that are 50 feet wide at the front building line and making the corner lot 55 feet.

It would not be possible to place the house proposed for the corner lot with its long dimension facing Round Oak Road. It would be quite possible, however, to turn the house at right angles to it, thus throwing the garage with its entrance off North Bend Lane. The front walk access to the house could still be from Round Oak Road, if desired, but certainly no parking should be encouraged or permitted without some widening of this pavement. Round Oak Road is used quite a little as a cutoff from Charles Street to Joppa Road by traffic east-bound on the latter street.

I can see no justification for granting a variance for the corner house when it is clear that it is feasible to have a house plan and orientation which can use the lot as it stands without any variance. The most southerly lot as sketched on the plan would be just under 5000 square feet if allowance were made for a 10-foot widening strip on the east side of Round Oak Road. I think, however, that this might be overlooked in view of the fact that the widening strip has not been set up, although allowance would be made for it through the 50-foot setback from the center line of the street.

Enclosure

M. H. Dill

REC'D MAR 2 1951

#1928

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 2, 1951

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 ~~three~~ successive weeks before the 12th day of ~~March~~ 1951, the first publication appearing on the ~~21st~~ day of ~~Feb~~ 1951.

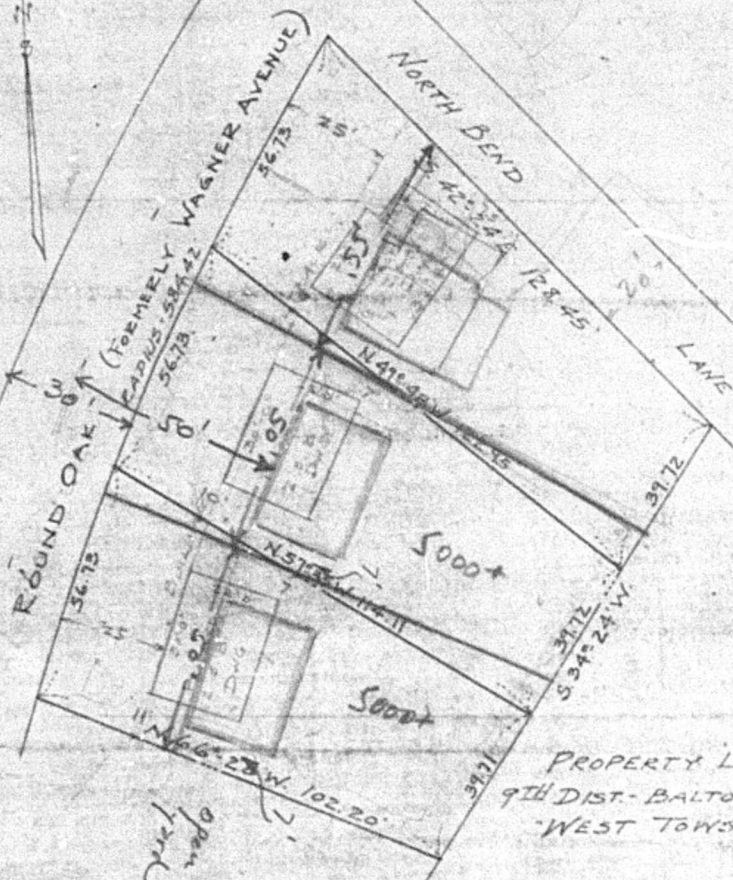
The UNION NEWS
M. H. Dill
Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1928-X

District: 9
Posted for: *Exception to zoning*
Petitioner: *R. Paul Donovan*
Location of property: *Corner of Round Oak Road & North Bend Lane*
Location of Sign: *S.E. Cor. of Round Oak Road & North Bend Lane*
Remarks:
Posted by: *Harry C. Bartick*
Date of return: *Mar 2/51*

CHARLES STREET AVENUE



PROPERTY LOCATED
9TH DIST. BALTO. CO. - MD.
"WEST TOWSON"

SCALE: 30 FEET TO ONE INCH.

DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
DUNCAN BLDG - TOWSON, MD.

AUG. 29, 1942

ADDITIONS MAY 2, 1950

APPROVED PLAN