

RE: PETITION FOR AN EXCEPTION TO THE ZONING REGULATIONS AND RESTRICTIONS - 21-4.  
Lake Drive, 110 ft. S. E. Club Lane,  
Fellowship Forest, 9th District -  
Richard D. & Madeline K. Cole,  
Petitioners

The petitioners in the above case own a lot fronting 210 feet on the south side of Lake Drive, in Fellowship Forest, with an irregular depth of 210 feet. This lot is improved with a frame and stone dwelling of dimensions approximately 50 feet front by 25 feet deep. This dwelling existed on the whole property prior to the time it was subdivided for development. There is considerable shrubbery including white pine trees, boxwood hedging and other planting surrounding this dwelling.

In order for the petitioner to comply with the Zoning Regulations and Restrictions in the location of a private garage it is necessary that he locate said garage at least 60 feet from the front property line and in the rear yard. To comply with these requirements would necessitate the removal of the white pine trees and the formal gardens in the rear yard of the present dwelling.

It is the opinion of the Zoning Commissioner of Baltimore County that to locate the garage in strict compliance with the Zoning Regulations and Restrictions would result in practical difficulty and unreasonable hardship and the petitioner should be allowed to locate his garage 15 feet from the front lot line as set forth in the petition and as shown on plot plan filed with this Department.

It is this 25th day of August, 1951, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid exception to the Zoning Regulations and Restrictions for Baltimore County, herein petitioned for, be and the same is hereby granted.

*Richard D. Cole*  
Zoning Commissioner  
of Baltimore County

PETITION FOR EXCEPTION TO ZONING REGULATIONS

IN THE MATTER OF

Petition of

Richard D. Cole and  
Madeline K. Cole

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

For Exception to the Zoning Regulations and Restrictions

To the Zoning Commissioner of Baltimore County

Richard D. and Madeline K. Cole Legal Owners

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

The Regulation to be excepted is as follows:

Section III-4, Paragraph 13-(a):

Any accessory building when located not less than 60 feet from the front lot line etc.

Reason for Exception:

To permit the erection of an accessory building 15 feet from the front lot line instead of the required 60 feet, the compliance with the aforesaid 60 foot regulation would result in practical difficulty and unnecessary or unreasonable hardship.

Property situated:

South side of Lake Drive, 110 feet southeast of Club Lane, 9th District of Baltimore County. Being lot No. 31 of Section 2, Fellowship Forest dated January 28, 1941.

Address: Hillen Rd.  
Towson 44

*Richard D. Cole*  
*Madeline K. Cole*  
Legal Owner

ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of July, 1951, 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 23rd 11th day of August, 1951, at 11:00 o'clock A.M.

Zoning Commissioner  
of Baltimore County

200.00

RECEIVED of Richard D. Cole, et al, the sum of Twenty (200.00) Dollars, being cost of petition for an Exception to the Zoning Regulations and Restrictions, advertising and posting property, south side of Lake Drive, 110 feet southeast of Club Lane, 9th District.

Zoning Commissioner

Notarizing  
Notary, August 13, 1951  
at 11:00 a.m.  
303 Washington Avenue

PAID  
JUL 2 1951  
COUNTY COMMISSIONER  
OF BALTIMORE COUNTY

FILED AUG 6 1951

# CERTIFICATE OF PUBLICATION

TOWSON, MD. AUGUST 3rd 1951

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., HEREINAFTER, on 2 times, WEEKDAYS, before the 12th day of August, 1951, in 31 the first publication appearing on the 27th day of July 1951.

*W. J. Jeffersonian*  
Manager

Cost of Advertisement, \$.....

NOTICE OF ZONING HEARINGS  
The public is hereby notified that the Zoning Commissioner of Baltimore County, Maryland, will hold a public hearing on the petition of Richard D. and Madeline K. Cole, for an exception to the Zoning Regulations and Restrictions, in the case of the above property, on August 13, 1951, at 11:00 a.m., at the County Commissioner's Office, 303 Washington Avenue, Towson, Maryland.  
The purpose of the hearing being to determine whether or not the proposed exception to the Zoning Regulations and Restrictions, in the case of the above property, is in the public interest and whether or not the same should be granted.  
The public is invited to attend the hearing and to be heard in support of or in opposition to the proposed exception to the Zoning Regulations and Restrictions.  
The hearing will be held at the County Commissioner's Office, 303 Washington Avenue, Towson, Maryland, on August 13, 1951, at 11:00 a.m.  
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## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District, 9th Date of Posting, 8-3-51  
Posted for, Petition for Exception to Zoning Regulations  
Petitioner, Richard D. Cole  
Location of Property, S.S. Lake Drive, 140 ft. southeast of Club Lane, Fellowship Forest  
Location of Signs, 15 ft. southeast of Club Lane, S.S. Lake Drive  
Remarks, George R. Hummel  
Posted by, George R. Hummel Date of return, 8-3-51

