RE: PETITION FOR AN EXCEPTION TO THE ZONING MEGULATIONS AND RESTRICTIONS - N. S. Woodley Road, 128 fget east of Willow Spring Road, 12th District -Ideal Construction Co., Petitioner

The positioner requesting an exception to the Zoning Regulations and Restrictions in this case owns a percel of land oftents at the northeater of the Restriction of the Restriction Read. The property has a frontage of CSLAB feet and Modelly 115.01 feet on Millow Spring Road together with a fourteen foot alley to the rear.

The petitioner contemplates erecting two groups of houses, one of which will consist of fix dwalling units and the other seven dealing units. There has been provided a side setback of ten feet for the group located to the seatern extractive of the property and the group of which the idea will face Willow Spring Road has been provided a fifteen foot setback. However, between the two groups there is a total distance provided or sixteen feet, that is an eight foot setback from the side property line.

The petitioner has agreed to main a twenty five foot subact The perlicons has agreed to main a twenty five foot the width the property line with will be appreciately on time with the head property in the wind will be appreciately on the with the property of the stabilitation of the Zoning Regulations and Hautricius and, therefore, only have a twenty-three foot setback from the front property line. According to information reactived sever and water installations are available for this project.

The potitioner has also agreed to construct a sixteen foot alloy to the rear of the property in lieu of the fourteen feet as proposed on the plan substitute to this office. All other details in commercion with the construction of this project are to be in conformance with the Regulations and Restrictions now in effect.

It is the contention of the petitioner that if he is It is the contention of the positioner that if he is required to provide the required twenty feet between the two proposed groups that it will handicap him to the point that he will be required to dispose of one dealling unit therefor creating a hadship. The smoother requested ascounts to a reduction of a two foot size sebback for each and dealling between groups.

of the Acting Touring Commissioner of Butthore County that to disprove this Exception as requested would result in numeoscary hardship and that the granting of the exception to the Regulations and Restrictions would not be derimental to the health, safety and the general welfare of the community and the sid exception should be granted.

It is this # 25 day of June, 1952, OHERED by the Acting Zoming Commissioner of Baltimore County, that the afferencial exception putitioned to the Jointa Regulations and Mestrictions be and the same is barrely granted.

H. Estarles Deinmula.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland #2272 Date of Posting 5-22-52 Posted for Gos Acception to the Jones Begulations Petitioner Ideal Conglision to Inc muitacel of woodly Ad . 108ft & of sellow Spring Ad being sate 5+6, aloch 2 plat 3 A.

Date of return: 5-22-52

Posted by Learge R. Hun

PETITION FOR AN EXCEPTION TO THE

IN THE MATTER OF PETITION

REPORT THE

ZONING COMMISSION ER

OF BALTIMORE COUNTY

For an Exception to the Zoning Regulations

To the Zoning Commissioner of Baltimore County

Ideal Construction G., fre. of the property hereinafter described, hereby petition for an Exception to the Zoning Regulations and Restrictions for Baltimore County.

The Zoning Regulation to be excepted is as follows: Sec. VI, Par. C. Sub-paragraph 3:

Side Yard: There shall be a side yard of not less than ten feet along each side of each group of dwelling units.

The reason for exception:

To permit the erection of group dwellings with a setback from the side property line of eight (8) feet instead of the required ten (10) feet from the side property line.

Property situate: North side of Woodley Road, 12th District of Baltimore County, 128 feet east of Willow Spring Road. Being lots Nov. 5 and 6 Block 2. Plat 3-A. Dundalk.

By Gillet Bank, V-Pres

Address: 2613 Liberty Heights any Bostomine, 15, med

ORNERED by the Zoning Commissioner of Baltimore County this lith day of Nay , 19\$2. 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 4th day of June ____, 1952, at 10:00 o'clock

Zoning Commissioner of Baltimore County

FILED MAY 24

CERTIFICATE OF PUBLICATION

2272-1

TOWSON, MD ... 19.52

May 23, 19 52 THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ORDERCHEAUSTRE day of _____ June _____ 19_52, the first publication appearing on the _____day of _____ May

THE JEFFERSONIAN. In Decite

Cost of Advertisement, \$...

Nay 14, 1952

820-00

RECRIVED of The ideal Construction Do., Inc. tio sum of Twenty (200,00) Tollars, being cost of polition for Expection to The Found Regulations Sorth side of Woodley Head, 12th District of Baltimore County.

Zoning Commissioner

Mednesday, June h, 1952 at 10:00 A. N.

