

RE: PETITION FOR EXCEPTIONS TO ZONING REGULATIONS AND RESTRICTIONS - S. S. GREYSTONE ROAD, 200.00 ACRES S. SEVEN OAKS ROAD, 13th DISTRICT - Richard T. and Regina A. Simmons, Petitioners

The property which is the subject of this petition is located on the south side of Greystone Road, 200 feet east of Seven Oaks Road, Arbutus, Thirteenth District. The petitioner's lot is of irregular dimensions fronting 150 feet on Greystone Road with a depth at its southern extremity of 65 feet. The petitioner wishes to build an attached garage to the existing dwelling. The setback of this garage would be five feet from the southeastmost property line and eleven feet from the southwestmost property line. To comply with the Regulations and Restrictions these distances should be seven feet and twenty feet respectively.

The petitioner maintains that this is the only location on which the garage may be placed on the lot; that if it is placed on the northwestmost side of the house it will not only be detrimental to the proper enjoyment of his property for residential use but will be detrimental to the neighbor property which adjoins the property of the petitioner on the southwest.

The Wilson property to the southeast of the property of the petitioner is improved by a dwelling which has a setback of ten feet six inches from the southwestmost property line of the petitioner. The location of the proposed attached garage will be seven feet from this dividing line in front and five feet in the rear. It does not appear that the location of this garage as shown on the plan will be detrimental to the Wilson property.

In view of the foregoing, it is the opinion of the Zoning Commissioner of Baltimore County that strict compliance with the Regulations and Restrictions in this case, which require a seven foot side yard and in any rear yard, would result in practical difficulty and unnecessary and unreasonable hardship to the petitioner.

It is the opinion of the Zoning Commissioner that the granting of the two exceptions to the Regulations and Restrictions that of a reduced side yard and a reduced rear yard will grant relief to the petitioner in this case without substantial injury to the public health, safety and general welfare of the community, and the exceptions petitioned should be granted.

It is this 7th day of July, 1952, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid exceptions petitioned be and the same are hereby granted.

Regina A. Simmons
Zoning Commissioner
of Baltimore County

Showing in S. S. Greystone Road, 13th District

PETITION FOR EXCEPTIONS TO ZONING REGULATIONS AND RESTRICTIONS

IN THE MATTER OF

IN THE MATTER OF
ZONING COMMISSIONERS OF
BALTIMORE COUNTY

For Exceptions to the Zoning Regulations and Restrictions
To the Zoning Commissioner of Baltimore County

Richard T. & Regina A. Simmons Legal Owners

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

The Regulations to be accepted are as follows:

Section III "A" Residence Zone, Sub-section "B" Area Regulations:

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 along the side street shall not be less than fifteen feet.

4. Rear Yard: There shall be a rear yard, having a minimum average depth of twenty feet but in no case less than fifteen feet in depth at any one point.

Reasons for Exceptions:

To permit a side set back of five feet instead of the required seven feet along the side lot line and to permit a rear yard with a depth of eleven feet instead of the 20 feet.

Property situated: South side of Greystone Road, 13th District of Baltimore County beginning at the point where the road crosses Seven Oaks Road. Property shown on 1209 Greystone Road.

Regina A. Simmons
Address 1209 Greystone Rd.

June 16, 1952

\$20.00

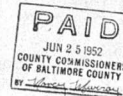
RECEIVED of R. T. Simmons the sum of Twenty (\$20.00) Dollars, being cost of petition for Exception to Zoning Regulations and Restrictions on property south side Greystone Road, 13th District of Baltimore County.

Zoning Commissioner

Hearing:

Wednesday, July 9, 1952
at 11:00 A. M.

Roomment of the Reckard Building
Towson, Maryland



FILED JUN 30 1952

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 27, 1952.

THIS IS TO CERTIFY That the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on the 27th day of June, 1952, before the 25th day of July, 1952, the first publication appearing on the 20th day of June, 1952.

THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$.....

NOTICE OF PUBLIC HEARING
The public hearing on the petition for exceptions to the Zoning Regulations and Restrictions on property south side Greystone Road, 13th District of Baltimore County, will be held on Wednesday, July 9, 1952, at 11:00 A. M. in Roomment of the Reckard Building, Towson, Maryland. The petitioner, Regina A. Simmons, is the owner of the property. The Zoning Commissioner of Baltimore County is the hearing officer. The public is invited to attend the hearing and to be heard. The hearing will be held in the presence of the Zoning Commissioner and the petitioner. The hearing will be held in the presence of the Zoning Commissioner and the petitioner. The hearing will be held in the presence of the Zoning Commissioner and the petitioner.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

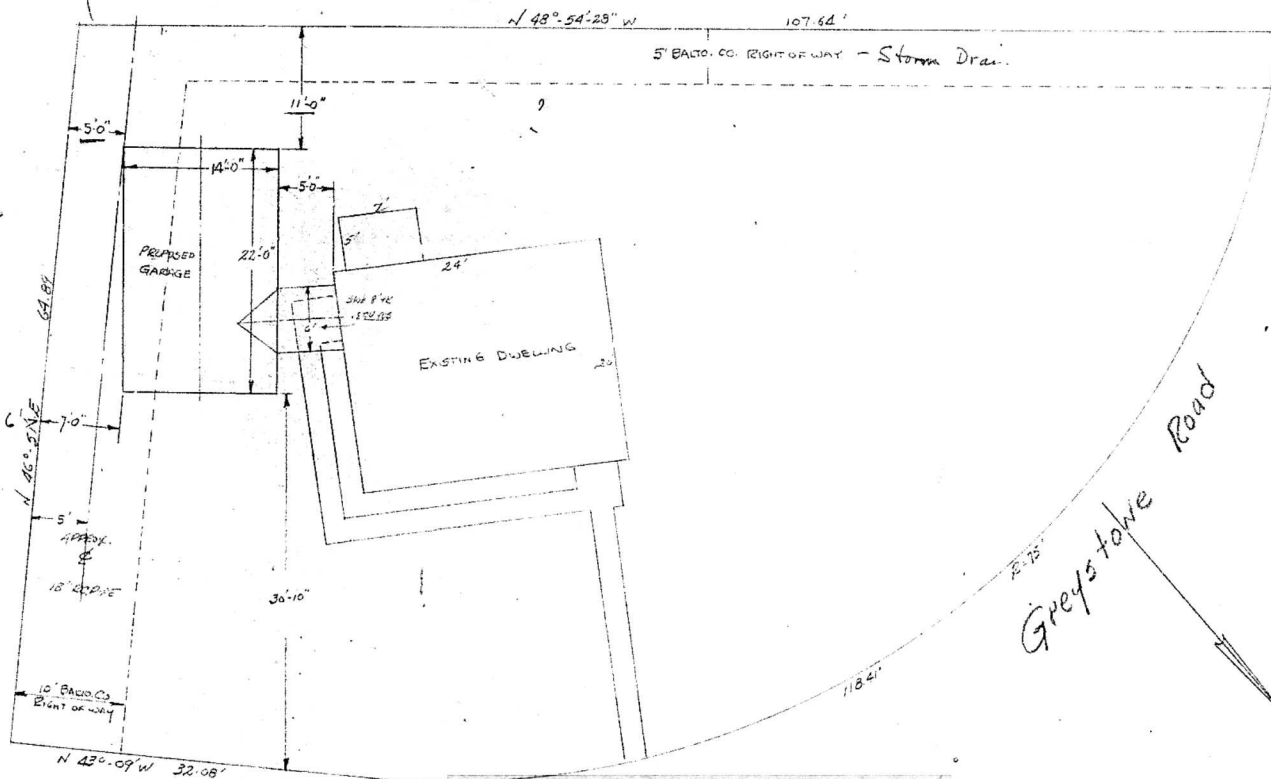
#2308

Date of Posting: 6-26-52

District: 13th
Posted for: *Exception to Regulations for garage*
Petitioner: *Richard T. & Regina A. Simmons*
Location of property: *South side of Greystone Road, 13th District, Baltimore County, beginning at the point where the road crosses Seven Oaks Road. Property shown on 1209 Greystone Road.*
Location of signs: *Property shown on 1209 Greystone Road.*
Remarks: *George A. Simmons*
Posted by: *George A. Simmons* Date of return: 6-26-52

199.99 to N. Side
of Seven Oaks Rd.

Wilson



JUN 10 1952

Approved by State Treasurer
 and by the Comptroller of the Treasury
 and by the Comptroller of the Treasury
 1887

D.M.	<i>CRS</i>	PROPOSED GARAGE LOCATION OVER BALTO. CO. RIGHT OF WAY.	PLATE
DPS.	<i>TRHS</i>		I REV. A 6/1/5
APPROVED			SOME 1/2"

1209 Graystone Rd BALTO. 27, Md Arbutus
LOT 2 Block 2 13th Elect. Dist

4/18/52

