

MEMORANDUM FOR AN EXCEPTION TO ZONING REGULATIONS AND RESTRICTIONS - S. S. Terrace Way, 222 East M. Range Road, 9th District - Frank H. Norton, Petitioner

The petitioner owns a lot located on the east side of Terrace Way 220 feet north of Range Road, being Lot No. 17 on plat of Charles Terrace, in the 9th District. The lot is improved with a dwelling of irregular dimensions 41 feet front by 28 feet deep. The setback of the house proper from the southernmost property line is 10 feet. There is a small portion of the house at this southernmost setback which has a setback of 8 feet.

The petitioner stated that there is attached to the part of the house with a 10 feet setback an existing porch which extends out approximately 5 feet from the house at the present time. This porch was improperly constructed and is in a bad state of repair. It is the intention of the petitioner to remove this porch and to construct a concrete terrace with ornamental iron posts and a deck porch over the terrace. The deck porch is necessary due to the fact that French doors have been installed in one of the upstairs bedrooms and without a porch up stairs of some kind these doors would lead nowhere.

The house on the Seiger property on the south has a setback of 10 feet from the dividing line between said property and the property of the petitioner. The petitioner stated that he has discussed this matter with the Seigers and they have no objection to the improvements as planned.

It is the opinion of the Zoning Commissioner of Baltimore County that the improvements as planned are necessary for the proper enjoyment of the petitioner's property. The fact that the French doors have been installed in the upstairs bedroom make it necessary that a deck porch of some type be constructed.

As an 8 foot porch is the customary and reasonable size it is felt that the granting of this exception will not be detrimental to the general welfare of the community and the strict compliance with the Regulations and Restrictions would result in practical difficulty or unnecessary hardship and that the exception will grant relief without substantial injury to the public health, safety, morals and the general welfare of the community, the exception petitioned should be granted.

It is this 14th day of July 1952, ORDERED by the Zoning Commissioner of Baltimore County, that the aforesaid exception to the Regulations and Restrictions is hereby granted.

Charles H. Norton
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

#2318

Date of Posting 7-9-52

District 9th
Posted by *Frank H. Norton*
Petitioner
Location of property *S. S. Terrace Way, 222 East M. Range Road, 9th District, Baltimore County, Md.*
Location of signs *On the S. S. Terrace Way, 222 East M. Range Road, 9th District, Baltimore County, Md.*
Numbered *1*
Signed by *Frank H. Norton* Date of return 7-9-52

PETITION FOR EXCEPTION TO ZONING REGULATIONS AND RESTRICTIONS

In the Matter of
Petition of
FRANK H. NORTON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For an Exception to the Zoning Regulations and Restrictions

To the Zoning Commissioner of Baltimore County

Frank H. Norton Legal Owner

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, "A" Residence Zone - Sub. Section "D", Par. 3, Side Yard.

The reason for exception:

To permit a side yard of two (2) feet instead of the required seven (7) feet, from the side lot line.

Property situated East side Terrace Way beginning 222' North of Range Road, thence westerly and ending on the East side of Terrace Way 50' with an average rectangular depth easterly of 150'. Being Lot #17 of plat of Charles Terrace.

Frank H. Norton

Edw. J. Norton
Legal Owner

Address: 407 Terrace Way

2318

ORDERED by the Zoning Commissioner of Baltimore County this 14th day of July, 1952, 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 21st day of July, 1952, at 10:00 o'clock A. M.

Zoning Commissioner
of Baltimore County

July 14, 1952

\$25.00

RECEIVED of Frank H. Norton the sum of Twenty (\$25.00) Dollars, being cost of petition for hearing for exception to the Zoning Regulations, etc. on property on the east side of Terrace Way, 222' North of Range Road in the 9th District of Baltimore County.

Zoning Commissioner

Received
Monday, July 21, 1952
at 10:00 A. M.
Baltimore Zoning Building
County, Maryland

PAID
JUL 8 - 1952
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY *Edw. J. Norton*

FILED JUL 14 1952

CERTIFICATE OF PUBLICATION

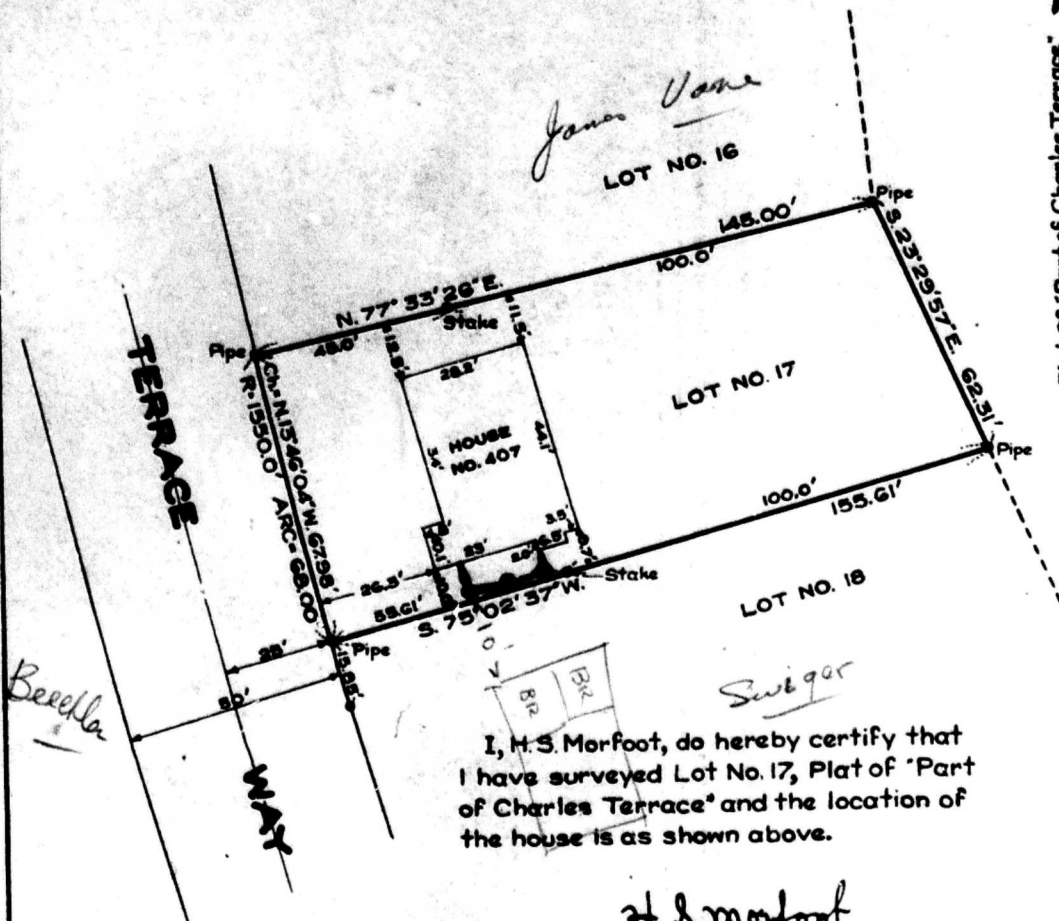
TOWSON, MD., July 14, 1952

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 office successive weeks before the 14th day of July, 1952, the first publication appearing on the 14th day of July, 1952.

THE UNION NEWS

W. F. H. [Signature]
Manager

NOTICE OF HEARING
The public is hereby notified that the following petition for an exception to the Zoning Regulations and Restrictions of Baltimore County, Maryland, will be heard by the Zoning Commission of Baltimore County, Maryland, on the 21st day of July, 1952, at 10:00 o'clock A. M., in the Zoning Building, Baltimore County, Maryland. The petition is for an exception to the Zoning Regulations and Restrictions of Baltimore County, Maryland, in the 9th District, for a side yard of two (2) feet instead of the required seven (7) feet, from the side lot line. The property is situated East side Terrace Way beginning 222' North of Range Road, thence westerly and ending on the East side of Terrace Way 50' with an average rectangular depth easterly of 150'. Being Lot #17 of plat of Charles Terrace.



I, H.S. Morfoot, do hereby certify that
I have surveyed Lot No. 17, Plat of 'Part
of Charles Terrace' and the location of
the house is as shown above.

H. S. Morfoot
H. S. MORFOOT

- Concrete Terrace
with ornamental iron
posts - Deck porch
over.

- French doors on 2nd floor
- must have porch to go out.

PLAT SHOWING LOCATION OF HOUSE
AND SURVEY OF LOT NO. 17 OF
'PART OF CHARLES TERRACE' FOR

FRANK X. MORTON & WIFE

3RD DISTRICT, BALTIMORE COUNTY, MD.

SCALE 1"=30' FEBRUARY 21, 1952

H. S. MORFOOT

STATE REGISTERED ENGINEER & SURVEYOR

UPPERCOO, MD. - PHONE - HAMPSTEAD 4725

Existing porch extend
out 5' from house -
this to be razed and
replaced with above.

MORTON, FRANK X.

