

ORDERED by the Zoning Commissioner of Baltimore County this 10th day of September, 1953, 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 October, 1953, at 10:00 o'clock A.M.

Chas. H. Davis
Zoning Commissioner
of Baltimore County

Upon hearing on petition for an exception to the Zoning Regulations and Restrictions for Baltimore County and it appearing that the Regulations and Restrictions are substantially complied with, the small discrepancy can do no harm but would work a great hardship on the petitioner, the granting of the Exception will not be detrimental to the general welfare of the community and 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, therefore:

It is this 21st day of October, 1953, ORDERED by the Zoning Commissioner of Baltimore County, that the petition for an Exception to the Regulations and Restrictions, be and the same is hereby granted, which permits the completion of a two and a half story dwelling 29 feet from the northeastern side of Evans Avenue instead of conforming with the setbacks of dwellings on either side.

Chas. H. Davis
Zoning Commissioner of
Baltimore County

2735-X

JOHN T. AND CATHERINE RIGGIN
255 S. Side Evans Ave., 300 E. Sweetbriar Lane - 8th District

2735-X

PETITION FOR EXCEPTION TO ZONING

REGULATION

In The Matter Of : Before The
JOHN THOMAS RIGGIN and : ZONING COMMISSIONER
CATHERINE RIGGIN, his wife, : of
and : BALTIMORE COUNTY
JOHN E. FARNS, Options :
: ::::: :::::

For Exception To The Zoning Regulations
To The Zoning Commissioner of Baltimore County:

JOHN THOMAS RIGGIN and CATHERINE RIGGIN, his wife, Legal
Owners of the hereinafter described property, and JOHN E. FARNS, Options,
hereby petition for an Exception to the Zoning Regulations and Restrictions
for Baltimore County.

The Zoning Regulation to be excepted to follows:

SECTION III, Sub-Section C, Paragraph 2 (As AMENDED) reading,
"2. Front Yard: All buildings and structures, hereafter to be erected upon
lots fronting on streets, roads, avenues, or highways 50 feet or less in
width, shall be set back not less than 50 feet from the center of the street,
road, avenue, or highway. And on streets, roads, avenues and highways having
a width of more than 50 feet the set back shall be not less than 25 feet from
the front right-of-way line; provided that when the majority of residential
buildings on one side of the street between two intersecting streets have
been lawfully built with different front yard depths then as above required,
then no building hereafter erected or altered on said street shall have a
less front yard than the average depth of said actual front yards of build-
ings immediately to either side of said building: (rest of section is not
applicable)."

Reason for Exception. Whereas a two and a half story incom-
pleted residence is presently located approximately 29 feet from the North-
easternmost side of Evans Avenue and,

Whereas the said incomplete residence is closer to the North-
easternmost side of Evans Avenue than some of the residences to the East and
West thereof and,

*Filed
10/21/53
10A*

2735-X

Whereas the Petitioners desire to complete the said residence,
they pray that the Commissioner grant a Special Exception to permit the said
residence to remain in its present location.

Property Situated. The property in question fronts 100 feet
on the Northeast side of Evans Avenue, 300 feet East of Sweetbriar Lane, in
Yorkshire, Eighth Election District of Baltimore County, the said parcel of
ground being designated and known as Lots Numbered 35, 36, 37 and 38, in
Section 8, as shown on the Plat of Yorkshire recorded among the Land Records
of Baltimore County in Plat Book W P C 7 folio 21.

John Thomas Riffin
John Thomas Riffin

Catherine Riffin

Address: 29 Balfest Road, Timonium, Maryland

John E. Farns
John E. Farns

Address: Rockyville, Md

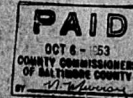
September 30, 1953

\$80.00

RECEIVED of John B. Farrell, attorney for John
Riffin, petitioner, the sum of Twenty (\$20.00) Dollars, being
cost of petition for Exception to Zoning Regulations and
Restrictions for Baltimore County, on property north side of
Evans Avenue, 8th District.

Zoning Commissioner

Hearings:
Wednesday, October 21, 1953
at 10:00 a.m.
Recorder Building
Towson, Md.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#2735

Date of Posting: 10-8-53

District: 9th
Posted for: Special Permit (Exception to zoning regulations)
Petitioner: MS of Evans Ave. being 750 ft. East of York St. etc.
See Plans
Location of Sign: North side of Evans Avenue 750 ft. East of
York Road
Remarks: George R. Hammond
Posted by: George R. Hammond Date of return: 10-8-53

FILED OCT 8 1953 CERTIFICATE OF PUBLICATION

TOWSON, MD. Oct 8 1953

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 21st
day of October 1953, the first publication
appearing on the 2nd day of Oct
1953.

The UNION NEWS

Manager.

NOTICE OF POSTING HEARINGS
The public is hereby notified that
the following petition for an
Exception to the Zoning Regulations
and Restrictions for Baltimore County
will be heard by the Zoning Commission
on Wednesday, October 21, 1953
at 10:00 A.M.
The location of the hearing being
in Room 200, the Recorder Building,
Towson, Maryland, and the hearing
will be held on the north side of
Evans Avenue, 750 feet East of
York Road. The petition is for an
Exception to the Zoning Regulations
and Restrictions for Baltimore County
which permits the completion of a
two and a half story dwelling 29
feet from the northeastern side of
Evans Avenue instead of conforming
with the setbacks of dwellings on
either side.

2735-X