

33/3-S

PETITION FOR SPECIAL PERMIT

Jan 6 1955

IN THE MATTER OF
House in Commercial Area (partly)
3'6" Rear Yard
Instead of Regularly 20' Rear Yard
Please refer to Flat
New York Rear Yard partly 23'6"

HELEN AND JAMES A. FARRAR

For a Special Permit

To the Zoning Commissioner of Baltimore County

Legal Owner
Contract
Purchaser

herby petition for a Special Permit, Under the Zoning Regulations
and Restrictions passed by the County Commissioners of Baltimore
County, agreeable to Chapter 877 of the Acts of the General
Assembly of Maryland of 1943, for a certain permit and use, as
provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now
or be erected thereon) hereinafter described for the erection of a house
in a commercial area and an exception to the Zoning Regulations and
Restrictions to permit a rear yard of 3'6" instead of the required 20'

South west side 2nd Avenue being 200' South East of Harford Rd.
thence South westerly a binding on through South West Side of
2nd Avenue 140' with a rectangular depth South westerly of
160' being part of lots 277 & 280 including
And all of lots 281 to 282 flat of Garney Heights
Libor 6 Folio 158 11th District

Contract Purchase

Address

James A. Farrar

3005 Second Ave

Baltimore, 14 Md

FEB 8 1955

February 8, 1955

Mr. White H. Adams,
Zoning Commissioner

Re: Petition for a Special Permit and an
exception to Regulations and Restriction -
Property W. S. M. Side 2nd Ave.,
200 feet S. E. Harford Road, 11th
District, Baltimore County, Maryland.

Mr. Commissioners:

Kindly enter an appeal to the Board of Zoning
Appeals of Baltimore County from your decision granting the
special permit and exception, in the above matter, and transmit
all records to said Board.

P. F. Shubert
P. F. Shubert,
Protestant

9307 Harford Road,
Baltimore 14, Md.

ORDERED by the Zoning Commissioner of Baltimore
County this 11th day of January, 1955,
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, wherein be had in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the 11th
day of January, 1955, at 3:30 o'clock
P.M.

Zoning Commissioner
of Baltimore County

Pursuant to advertisement, posting of property and public
hearing on the within petition for a special permit to erect a dwelling
in a commercial area and also an exception to the Zoning Regulations
and Restrictions to permit a rear yard setback of three feet six
inches instead of the required twenty feet, and it appearing that
the imposition of the Regulations and Restrictions would result in
unjustified difficulty and temporary hardship upon the petitioner
and an exception to the said Regulations and Restrictions would
grant relief without substantial injury to the public health,
safety and general welfare of the community, the said petition
should be granted, therefore:

It is this 11th day of February, 1955, ORDERED by the
Zoning Commissioner of Baltimore County that the aforesaid
petition be and the same is hereby granted, the first which permits
the erection of a dwelling in a commercial area, and secondly an
exception to the Regulations and Restrictions, which permits a rear
yard setback of three feet six inches instead of the required twenty
feet.

John H. Adams
Zoning Commissioner
of Baltimore County

January 24, 1955

\$20.00

RECEIVED of Helen Farrar, petitioner, the sum of Twenty (\$20.00)
Dollars, being cost of petition for Special Permit, advertising
and posting property, 11th District of Baltimore County, Maryland,
southeast side of Second Avenue, being 200 feet south east of
Harford Road.

Zoning Commissioner of Baltimore County

Hearings:

Monday, January 24, 1955

at 3:30 p.m.

Beckard Building
Towson, Maryland.

The cost of additional advertising is \$5.00 above the
minimum charges. Please send us your check for the same.

Thanks.

NOT: PETITION FOR A SPECIAL PERMIT TO ERECT
DWELLING IN A COMMERCIAL ZONE AND AN
EXCEPTION TO REAR YARD SETBACK - W.S.
2nd Ave., 200 feet S. E. Harford Road,
11th District - James A. Farrar, and
Helen Farrar, Petitioners

This is an appeal filed by P. F. Akhurst from the
decision of the Zoning Commissioner granting the petition for
a special permit to erect a dwelling in a commercial zone and an
exception to the Regulations and Restrictions to permit a rear
yard setback of 3 feet 6 inches instead of the required 20 feet.

The property which is the subject of this petition is
located in a commercial zone on the southwest side of 2nd Avenue
beginning 200 feet south of Harford Road, in the Eleventh District
of Baltimore County.

Under the Zoning Regulations and Restrictions a
special permit is required to erect a dwelling in a commercial
zone, subject, to residential lot area and setback requirements.

At the hearing it was conceded that the petitioner
does not require an exception to said Regulations and Restrictions
but needs a special permit only for the erection of a dwelling in
a commercial zone. Whereupon counsel for the petitioners stated
that the petition for an exception was in error and withdrew that
part of the petition.

The testimony showed that the petitioners wish to
attach to an existing structure which is used as an office and shop
a ranch type house to be used as their home. The combined office,
shop and dwelling will be very attractive and will not in any way
violate the spirit and intent of the Zoning Regulations.

Therefore, it is this 7th day of March, 1955,
ordered by the Board of Zoning Appeals of Baltimore County that the
petition for a special permit to erect a dwelling in a commercial zone
is hereby granted, subject, however, to compliance with the residential
lot area and setback requirements.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 1-19-55
Posted for: Special Permit to build a dwelling in a Commercial Zone
Petitioner: James A. Farrar and Helen Farrar
Location of property: Southeast side of Second Avenue, being 200 feet south east of
Harford Road, 11th District, Baltimore County, Maryland.
Location of Signs: Posted on property, beginning at 200 feet south east of Harford Road.
Remarks: None
Posted by: George R. Macmillan, Jr. Date of return: 1-26-55

February 28, 1955

\$5.00

RECEIVED of Helen Farrar, petitioner, the sum of Five (\$5.00)
Dollars, being additional advertising costs in the matter for
petition for Special Permit, southeast side of Second Avenue, being
200 feet south east of Harford Road, 11th District, Baltimore County,
Maryland.

Thank you.

Zoning Commissioner of Baltimore County

r1b

PAID
MAR 1 1955
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY
BY 7171

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 24, 1955

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., during the week
of JANUARY 24, 1955, before the Board of Zoning Appeals of Baltimore County,
at its regular meeting held on JANUARY 24, 1955, the first publication
appearing on the 24th day of January, 1955.

THE JEFFERSONIAN,
Towson, Md.

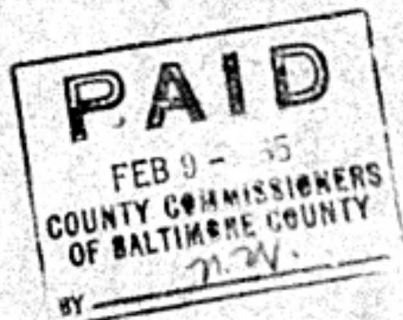
Cost of Advertisement, \$.....

Feb. 8, 1955

\$30.00

RECEIVED of P. F. Akehurst the sum of Thirty (\$30.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner granting the special permit and exception, property southwest side 2nd Ave., 200 feet southeast of Harford Road, 11th District, James A. Farrar, petitioner.

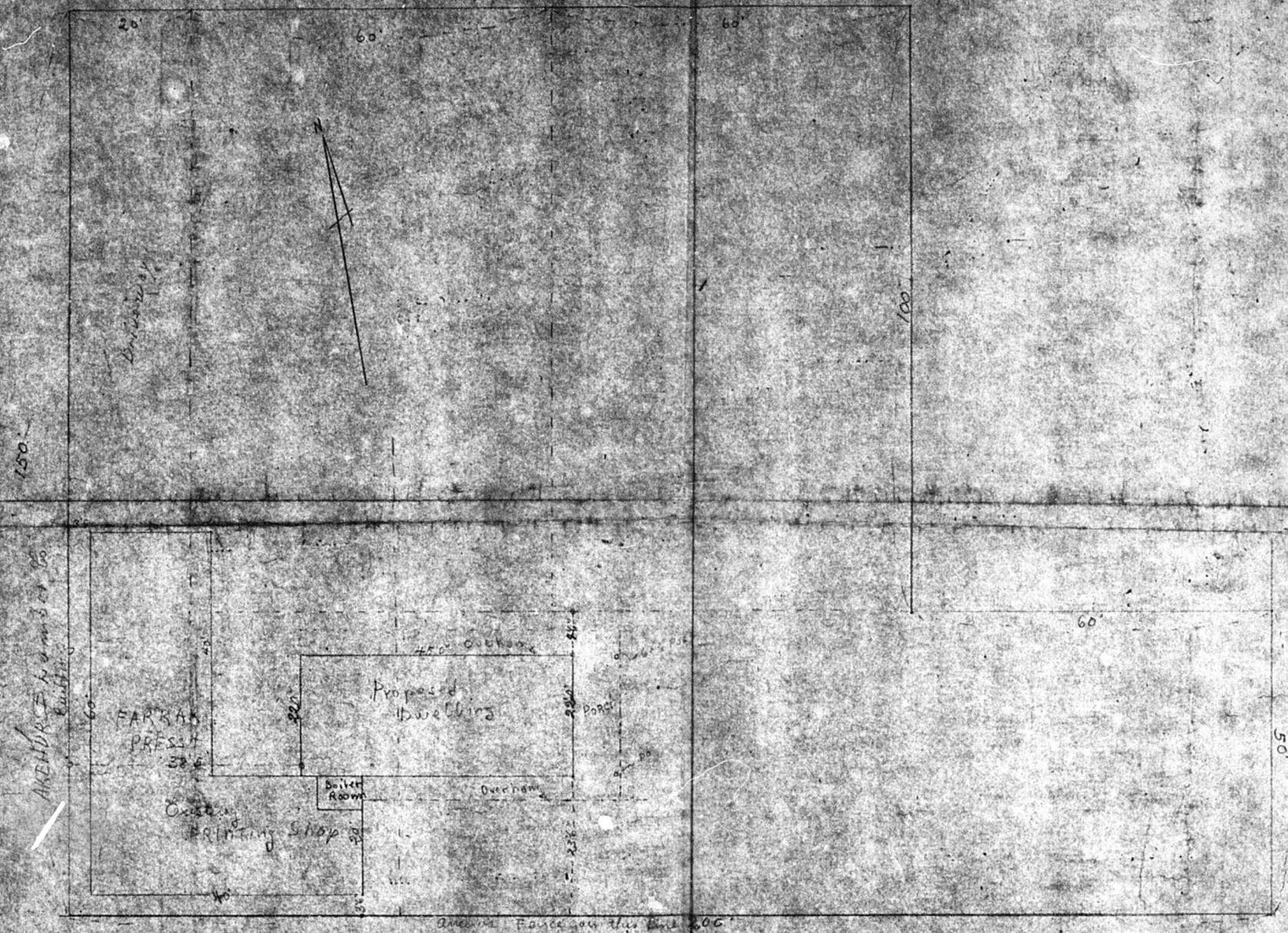
Zoning Commissioner
of Baltimore County



200 ft to Highway

Second Chance

Water & Sewer



COMM +
Pearl Yard

4/6/54