

Hold for Planning & Subdivision Co.

Shawnee

Petitioner only has this 42' lot which adjoins school yard on one side and the adjoining property has a 15' side yard setback on the other side. Also practically all of the area has been built on 40' lots.

No Pro

3644 V

PETITION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF
BEFORE THE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

For VARIANCE to the Zoning Regulations
To the Zoning Commissioner of Baltimore County

Malcolm A. Neiffeld Legal Owner
of the property hereinafter described hereby petition for an VARIANCE
to the Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted is as follows:

Section 211.1 -- Lot Area and Width -- having a width at the front
building line of not less than 55 feet;

The Reason for Variance: To permit a 42 foot lot width instead of the
required 55 foot lot width.

Property situated: All that parcel of land in the Ninth District of
Baltimore County, on the southwest side of Hanna Avenue, beginning
254 feet northwest of Harford Road; thence northwesterly and binding
on the southwest side of Hanna Avenue 42 feet; thence south 49 degrees
05 minutes west 115 feet; thence south 40 degrees 55 minutes east 42
feet; thence north 49 degrees 05 minutes east 115 feet to place of
beginning.

Malcolm A. Neiffeld
Legal Owner

Address: 2924 Neiffeld Ave
EES 14

Noted
James Bohl
1006 TAYLOR AVE
#14

11/27/55
11 A.M.

3644-V

RECEIVED
BALTIMORE COUNTY
ZONING COMMISSIONER
OCT 5 1955

ORDERED BY the Zoning Commissioner of Baltimore
County this 5th day of September, 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, 1950, and that
a public hearing thereon be had in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the 28th
day of October, 1955, at 11:00 o'clock
A.M.

William N. Adams
Zoning Commissioner
of Baltimore County

Upon hearing on petition for a Variance to the
Zoning Regulations and Restrictions as set forth in the within
petition, the petitioner only having a 42 foot lot which adjoins
the school yard on one side and the property on the other side
of the subject property having a setback of 15 feet; and practi-
cally the entire area having been built on 40 foot lots, the
Regulations and Restrictions concerning Variance would result
in practical difficulty and unnecessary hardship upon the
petitioner and the variance would grant relief without substan-
tial injury to the public health, safety and the general welfare
of the community, the said petition should be granted, therefore:

It is this 5th day of October, 1955, ORDERED
by the Zoning Commissioner of Baltimore County that the aforesaid
petition is hereby granted for a variance to the said Regulations
and Restrictions, which permits the petitioner to utilize a 42
foot lot instead of the required 55 feet width.

William N. Adams
Zoning Commissioner
of Baltimore County

October 5, 1955

\$25.00

RECEIVED of James Bohl, the sum of Twenty Five
(\$25.00) dollars, being cost of petition for a Variance,
advertisement and posting property, southwest side of Hanna
Avenue, beginning 254 feet northwest of Harford Road, 9th
District of Baltimore County.

Zoning Commissioner of Baltimore County

HEARING:

Monday, October 28, 1955
at 11:00 a.m.

County Office Building
111 W. Chasseville Avenue
Towson, Maryland
Room 164

RECEIVED
OCT 5 1955
COMPLAINTS DIVISION
JTB

NOTICE OF ZONING HEARING
The notice is hereby notified that the
Baltimore County Zoning Commission will
hold a public hearing on the petition of
the petitioner of the matter to the
Zoning Commission of Baltimore County,
Maryland, on the 28th day of October,
1955, at 11:00 a.m., in the County Office
Building, 111 W. Chasseville Avenue,
Towson, Maryland, Room 164, for the
purpose of hearing on the petition of the
petitioner for a variance to the Zoning
Regulations and Restrictions of Baltimore
County, Maryland, which permits the petitioner
to utilize a 42 foot lot instead of the
required 55 feet width.

OCT 14 1955

3644-V

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 14, 1955

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 ...5... successive weeks before the ...24th...
day of ...October... 1955, the first publication
appearing on the ...7th... day of ...October...
1955.

The UNION NEWS

W. F. K. ...
Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#3644

District: 9th
Date of Posting: 10-12-55
Posted by: Malcolm A. Neiffeld
Postmaster: Malcolm A. Neiffeld
Location of property: S.W. 1/4 of Hanna Ave. 42 ft. N. of Harford Road
Location of sign: Southwest side of Hanna Ave. 254 ft. Northwest of Harford Road
Remarks: See above
Date of return: 10-12-55
Posted by: George R. Hummel

KELLER & KELLER

State Registered Land Surveyors

3014 WOODLEA AVENUE

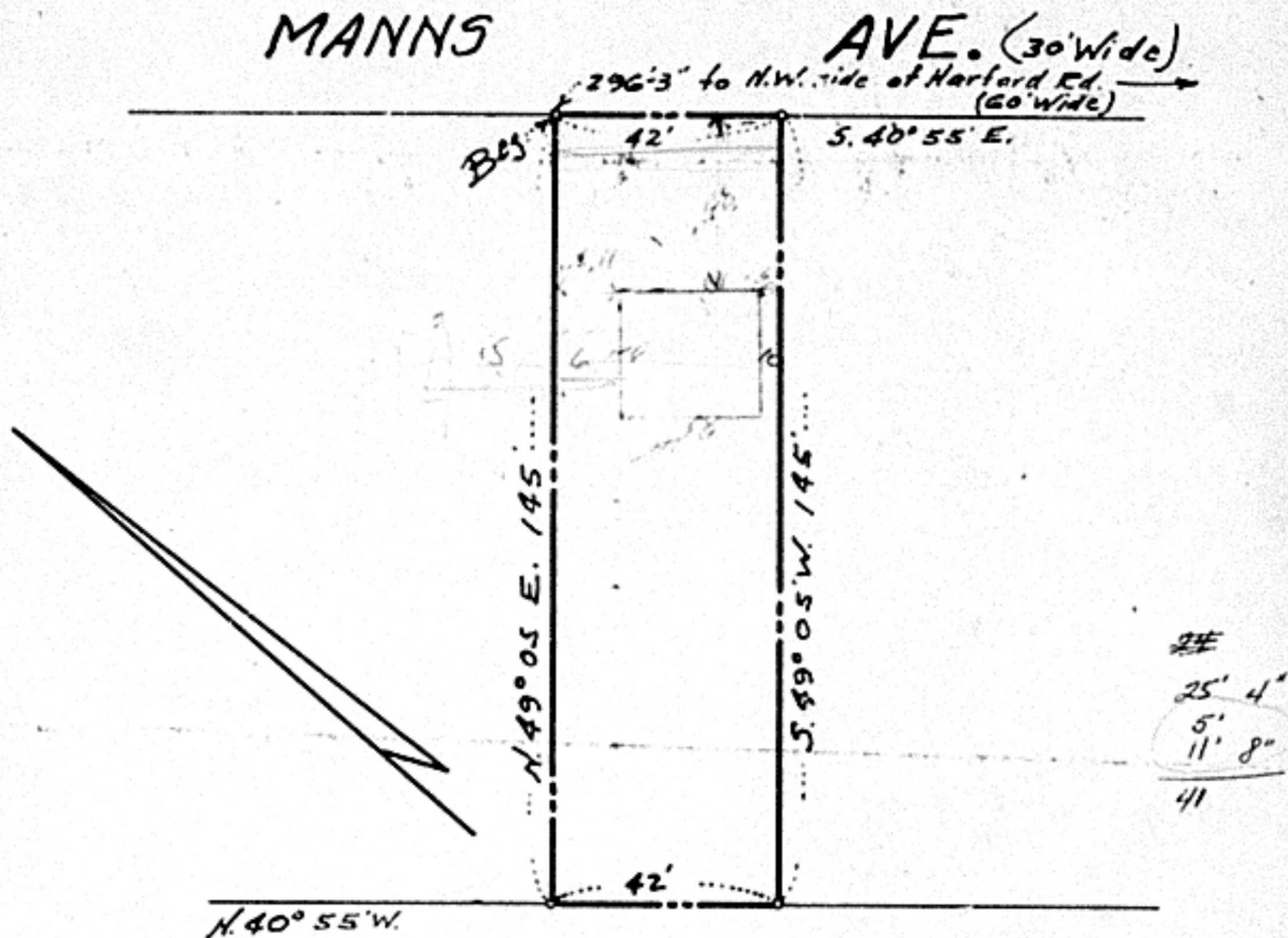
BALTIMORE 6, MARYLAND

City, Farm and
Topographical Surveys
Land Subdivisions
Earthwork Computations

Municipal Engineering
Construction Supervision
Road Location, Reports
Plans and Specifications

MANNS

AVE. (30' Wide)



This is to Certify that we have this day made a ^{plat} ~~field~~

Survey of Lot 42 x 145' on S.W. side of Manns Ave. 254' 3" N.W. of Harford Rd.
and that property lines are as shown on this Plat.

Scale: 1" = 30'

Date: Sept. 16, 1955

Keller & Keller