

PETITION FOR VARIANCE TO ZONING REGULATIONS

3745-V

IN THE MATTER OF
 :
 : BEFORE THE
 : ZONING COMMISSIONER
 : OF BALTIMORE COUNTY
 :
 Conley Land Company
 :
 :
 :
 FOR Variance to the Zoning Regulations
 To the Zoning Commissioner of Baltimore County

CONLEY LAND COMPANY, INC. LEGAL OWNER
 of the properties hereinafter described hereby petition for Variances
 to the Zoning Regulations of Baltimore County.

The Zoning Regulations to be excepted are as follows:
 R.G. Zone - Residence, Group House Section 214 - 1 & 2 lot area and width
 and yard dimensions. For interior end lot and interior lot the front
 yard depth shall be 25 feet and the front building line shall be not
 less than 55 feet, from the centerline of the street.

The Reason for Variance: To permit a front yard setback of 20.4 feet
 instead of the required 25 feet. (first parcel)
 To permit a front yard setback of 24.37 feet
 instead of the required 25 feet. (second parcel)

Property situate:
 First Parcel: Beginning for the same at a point on the north side
 of Bank Street said point being 473 feet more or less west of the west
 side of 54th Street running thence westerly along said north side of
 Bank Street 49.72 feet, running thence and for part of the distance
 passing through the party wall of the house on the lot herein and the
 house adjacent to the west North 10° 28' 34" East 103.84 feet, running
 thence North 69° 00' 20" East 20.52 feet thence South 0° 02' 10" East
 101.64 feet to the point of beginning.

Second Parcel: Beginning for the same at a point on the north side
 of Bank Street said point being 525 feet more or less west of the west
 side of 54th Street, running thence on the said north side of Bank
 Street North 79° 31' 26" West 16.02 feet, running thence and for part
 of the distance passing through the party wall of the house on the lot
 herein and the house adjacent to the west North 10° 28' 34" East 107.63
 feet running thence South 67° 49' 50" East 16.34 feet, running thence
 and for part of the distance passing through the party wall of the house
 on the lot herein and the house adjacent to the east South 10° 28'
 34" West 103.84 feet to the point of beginning.

All lots as shown on plate filed with the Zoning Departments.

CONLEY LAND COMPANY, INC.
 By August B. Bink
CHARLES & SARATOGA STS.
 Address

Zone

3745-V

CONLEY LAND COMPANY, INC.
 111 W. Chesapeake Avenue
 Room 100
 Towson 1, Md.

3745-V

ORDERED by the Zoning Commissioner of Baltimore
 County this 27th day of January, 1956,
 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 29th
 day of February, 1956, at 11:00 o'clock
 A.M.

Zoning Commissioner
 of Baltimore County

Upon hearing on petition for Variances to the Zoning
 Regulations for Baltimore County, and it appearing that said
 Variances would result in practical difficulty and unnecessary
 hardship upon the petitioner and the variances to said Regulations
 would grant relief without substantial injury to the public health,
 safety and the general welfare of the community, the petition should
 be granted, therefore:

It is this 29th day of February, 1956, ORDERED by the
 Deputy Zoning Commissioner of Baltimore County, that the petition
 for the following variances to the Zoning Regulations are hereby
 granted:

- To permit a front yard setback of 20.4 instead of
 the required 25 feet - on the first parcel of land
 described in the within petition, and
- To permit a front yard setback of 24.37 feet instead
 of the required 25 - on second parcel of land described
 in said petition.

Paul H. Boydell
 Zoning Commissioner of
 Baltimore County

February 28, 1956

\$39.00

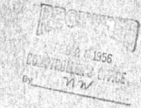
RECEIVED from George William Stephens, Jr. and
 Associates, Inc., for the petition of Conley Land
 Company, Inc., the sum of Thirty-nine (\$39.00) dollars,
 being cost of petition for Variance to Zoning Regulations,
 advertising and posting property, beginning for the same
 on the North side of Bank Street, 15th District of
 Baltimore County.

Zoning Commissioner
 of Baltimore County

REMARKS:

Wednesday, February 29, 1956
 at 11:00 A. M.

County Office Building
 111 W. Chesapeake Avenue
 Room 100
 Towson 1, Maryland



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

#3745

District 15 Date of Posting 2-7-56

Period for Variance to Zoning Regulations

Petitioner: Conley Land Company

Location of property: By lot with same location as 7412 Bank Street

Location of Sign: Posted on property known as 7412 Bank Street

Remarks:

Posted by George R. Hammond Date of return 2-10-56

Order H 2007 Rev D 6277 FEB 21 1956

Certificate Of Publication

ESSEX, MD., February 20, 1956

THIS IS TO CERTIFY, That the annexed advertisement
 was published in the EASTERN ENTERPRISE, a weekly
 newspaper published in Essex, Baltimore County, Md., once
 in each of 2 successive weeks before the 29
 day of February, 1956, the first publication
 appearing on the 28th day of February,
 1956.

THE EASTERN ENTERPRISE, INC.
Robert H. Ashton
 Manager

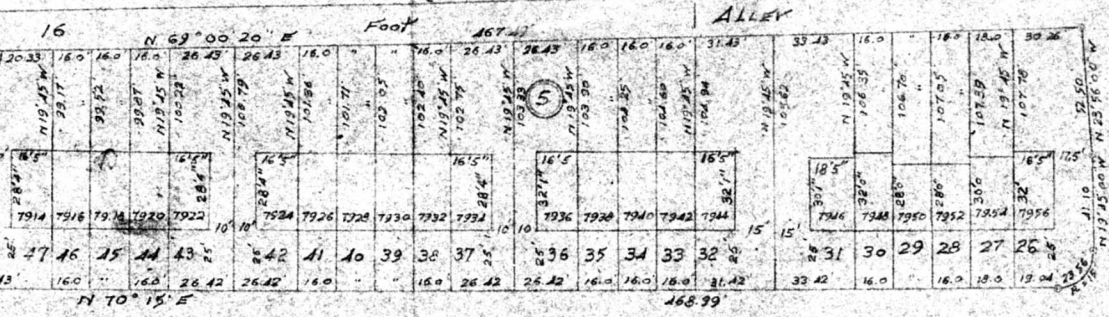
The Eastern Enterprise is a weekly newspaper published in Essex, Baltimore County, Maryland, once in each of two successive weeks before the 29th day of February, 1956, the first publication appearing on the 28th day of February, 1956.

See Subdivision Plan Plat Two
Eastwood Heights March 31, 1954
G. L. B. 20 Folio 84

See Resubdivision Plan Part of
Block 5 Plat 2
Eastwood Heights Oct. 17, 1955
G. L. B. 22 Folio 57

53RD STREET

35.54 setback as shown on
Plat Two March 31, 1954
G. L. B. 20 Folio 84



STREET 60

BANK

STREET

54RD

CERTIFICATION:
CERTIFICATION IS HEREBY MADE THAT
THE BUILDINGS KNOWN AS NOS. 1406, 16, 1096
EASTWOOD ST. ARE CONSTRUCTED AS SHOWN
AND CONFORM WITH THEIR RESPECTIVE
TITLE LINES.

James O. Arnold
January 19, 1956 Reg. No. 2086

CERTIFICATION PLAT
PART OF BLOCK #5
EASTWOOD HEIGHTS
BALTIMORE COUNTY, MD. ELECTION DIST. N#15
SCALE: 1" = 50' JANUARY 18, 1956

