

PETITION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF
Charles & Anna Bush
Petitioners
For Variance to the Zoning Regulations
To the Zoning Commissioner of Baltimore County

Legal Owner
Charles E. Bush & Anna E. Bush

Of the property hereinafter described hereby petition for a Variance to the Zoning Regulations of Baltimore County.

The Zoning Regulations to be excepted is as follows:

- Section 414.1 Page 52
The area of the lot on which such Trailer Park is to be located shall be not less than 5 acres.

The Reason for Variance:

To permit a Trailer Park on a lot less than the 5 acres required by Zoning Regulations.

Property situated:

All that parcel of land in the 13th District of Baltimore County on the Northwest side of Washington Boulevard beginning 111 feet Southwest of Mayfield Avenue thence Southwesterly and binding on the Northwest side of Washington Boulevard thence Southwesterly 130 feet; thence South 1/4 degrees West 71.3 feet; thence North 1/4 degrees West 155 feet to Pennsylvania Railroad right-of-way thence binding on said right-of-way and running Northerly 137.4 feet; thence Northwesterly 65 feet; thence Southwesterly 140 feet to place of beginning, as shown on the plat plan filed with the Zoning Department, being property of Charles E. Bush.

Charles E. Bush
Anna E. Bush
Legal Owner

4214 Washington Blvd
Address
FR 15 56 AM



13th
2 SIGN

**Buildings and Zoning Department
of Baltimore County**

303 WASHINGTON AVE., TOLSON 4, MARYLAND
Telephone Valley 3-3000-Extension; Reine 180
Facsimile 181

WILSON H. ADAMS
Zoning Commissioner
CHAS. E. PETERSEN
Deputy Zoning Commissioner
WILLIAM A. SCHWY
Zoning Engineer
WILLIAM A. PEARL
Zoning Engineer
JOHN D. HARRISON
Deputy Buildings Engineer
CLARENCE C. GIBBS
Chief Inspector
Board of Zoning Appeals
CHAS. H. DODD
Chairman
DAVID W. HUBBARD
CARL P. VANDERBILT

Dear Mr. Adams:

You will please enter an Appeal from your Order in the above entitled case, dated March 29, 1956, to the Board of Zoning Appeals of Baltimore County.

Anna E. Bush
(Mrs)



RE: PETITION FOR VARIANCE TO ZONING REGULATIONS
S. W. Side Washington Boulevard, 111 feet
S. W. Mayfield Ave., 13th District -
Charles E. Bush and Anna E. Bush, Petitioners

OPINION

This case involves a petition for a Variance. The Regulations (Section 414.1) require that the area of a lot on which a Trailer Park is to be located shall not be less than five (5) acres. The Petitioners desire a Trailer Park on a lot containing one and four-tenths (1.4) acres, more or less, and request a Variance for this purpose.

The property is located on the northwest side of Washington Boulevard, 111 feet southeast of Mayfield Avenue. It is now zoned commercial for a distance of 150 feet from the Boulevard. While we understand that variances should be granted only in "hardship" cases and under unusual circumstances we believe the facts of the case justify the variance.

The property is below the grade of Washington Boulevard. It adjoins the main line of the Pennsylvania Railroad and a State Road Commission Storage Yard. That portion of the lot not zoned commercial is clearly not suitable for normal residential use.

We think it would be unreasonable and impose an unnecessary hardship on the owner to deny him the use of his property for Trailers merely because he has less than five (5) acres to devote to the use.

For these reasons we will sign an Order granting the Variance.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 21st day of June, 1956, by the Board of Zoning Appeals of Baltimore County, ORDERED that a variance to permit the operation of a Trailer Park on less than five (5) acres be and the same is hereby granted.

Charles E. Bush
Anna E. Bush
Legal Owners
BOARD OF ZONING APPEALS OF BALTIMORE CO.

RE: PETITION FOR VARIANCE TO THE ZONING
REGULATIONS OF BALTIMORE COUNTY -
S. W. Side Washington Boulevard, 111
feet S. W. Mayfield Ave., 13th Dist.,
Charles E. Bush and Anna E. Bush,
Petitioners

Upon hearing on petition for a variance to the zoning Regulations to permit a Trailer Park on a lot less than the required five (5) acres, as stated in Section 207, "Variances," of the Regulations, "Any order granting a variance shall contain a finding of fact setting forth and specifying the reason, or reasons, for granting such variance, subject, however, to the right of appeal to the Board of Zoning Appeals of Baltimore County as provided by the Zoning Regulations."

Section 414 - "Trailer Parks" states that an area of five (5) acres is needed for a Trailer Park. It is my understanding through testimony and the plat submitted by the petitioners, that he has approximately one and four-tenths (1.4) acre, plus or minus. To grant the variance would not be in strict harmony with the spirit and intent of said Regulations.

In keeping with Section 414.1, "Trailer Parks", it is to be noted that, "No trailer or service building or structure used in connection therewith, shall be placed or permitted within one hundred (100') feet of the road or street upon which the lot or area so used for such park fronts, or within seventy five (75') feet of any other boundary line of such lot or area." To comply with Section 414.1 "Trailer Parks" would allow the petitioners to place one (1) trailer on his property and this would not, in my opinion, be in strict harmony with the spirit and intent of said Regulations, but rather arranged to please and satisfy the petitioners alone.

It is, therefore, this 20th day of March, 1956

ORDERED by the Deputy Zoning Commissioner of Baltimore County, that the aforesaid petition for a Variance, be and the same is hereby denied.

Charles E. Bush
Deputy Zoning Commissioner
of Baltimore County

March 13, 1956

\$28.00

RECEIVED of Charles E. Bush, the sum of Twenty-eight (\$28.00) dollars, being cost of petition for Variance to the Zoning Regulations, advertising and posting property, Northwest side of Washington Blvd. beginning 111 feet southeast of Mayfield Avenue, 13th District of Baltimore County.

Zoning Commissioner
of Baltimore County

MAILING:

Monday, March 19, 1956
at 10:00 A. M.

County Office Building
331 W. Chesapeake Avenue
Room 105
Towson 1, Maryland



March 29, 1956

\$26.00

RECEIVED of Charles E. Bush, Jr., petitioner, the sum of Twenty-six (\$26.00) dollars balance due on petition for a Variance to the Zoning Regulations of Baltimore County, advertising and posting property on the Northwest side of Washington Boulevard beginning 111 feet South-west of Mayfield Avenue, 13th District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

March 29, 1956

\$30.00

RECEIVED of Anna E. Bush the sum of Thirty (\$30.00) Dollars, being cost of appeal to the Board of Zoning Appeals from the decision of the Deputy Zoning Commissioner denying petition for variance to the Zoning Regulations, Northwest side of Washington Boulevard, 111 feet southeast of Mayfield Avenue, 13th District.

Zoning Commissioner



NOTICE OF ZONING HEARING
12th DISTRICT

The public is hereby notified that there will be a hearing before the Zoning Commission of Baltimore County on March 10, 1956, at 10:00 A.M., in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson 4, Maryland, at 10:00 A.M.

The purpose of this hearing is to determine whether or not Charles E. and Anna E. Bush, legal owners of the property, should be granted an exemption to the Zoning Regulations and Restrictions for Baltimore County. All that parcel of land in the 12th District of Baltimore County on the North-west side of Washington Boulevard beginning 111 feet Northwest of Mayfield Avenue; thence South-westerly and ending on the North-west side of Washington Boulevard, 112 feet; thence Northwesterly 190 feet; thence South 44 degrees West 71.3 feet; thence North 46 degrees West 108 feet to Pennsylvania Railroad right-of-way; thence binding on said right-of-way and running Northwesterly 127.42 feet; thence Northwesterly 66 feet; thence Southeasterly 148 feet to place of beginning.

The Zoning Regulations to be excepted is as follows:

1. Section 414.1 - The area of the lot on which such Trailer Park is to be located shall be not less than 5 acres.

The Reason for Variance:
To permit a Trailer Park on a lot less than the 5 acres required by Zoning Regulations.

The prayer of the petition is to permit a Trailer Park on a lot less than the 5 acres required by Zoning Regulations.

By Order of
WILSIE H. ADAMS,
Zoning Commissioner
of Baltimore County.

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE HERALD - ARGUS
Catonsville, Md.

THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

March 10, 1956.

THIS IS TO CERTIFY, that the annexed advertisement of
Wilsie H. Adams, Zoning Commissioner
of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 2 successive weeks before
the 10th day of March, 1956, that is to say
the same was inserted in the issues of

March 2 and 9, 1956.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

MAR 5 - 1956

3764-V

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#

District 13th

Date of Posting 3-7-56

Posted for: Variance to permit Trailer Park on lot less than 5 acres required by Zoning Regulations
Petitioner: Charles E. & Anna E. Bush

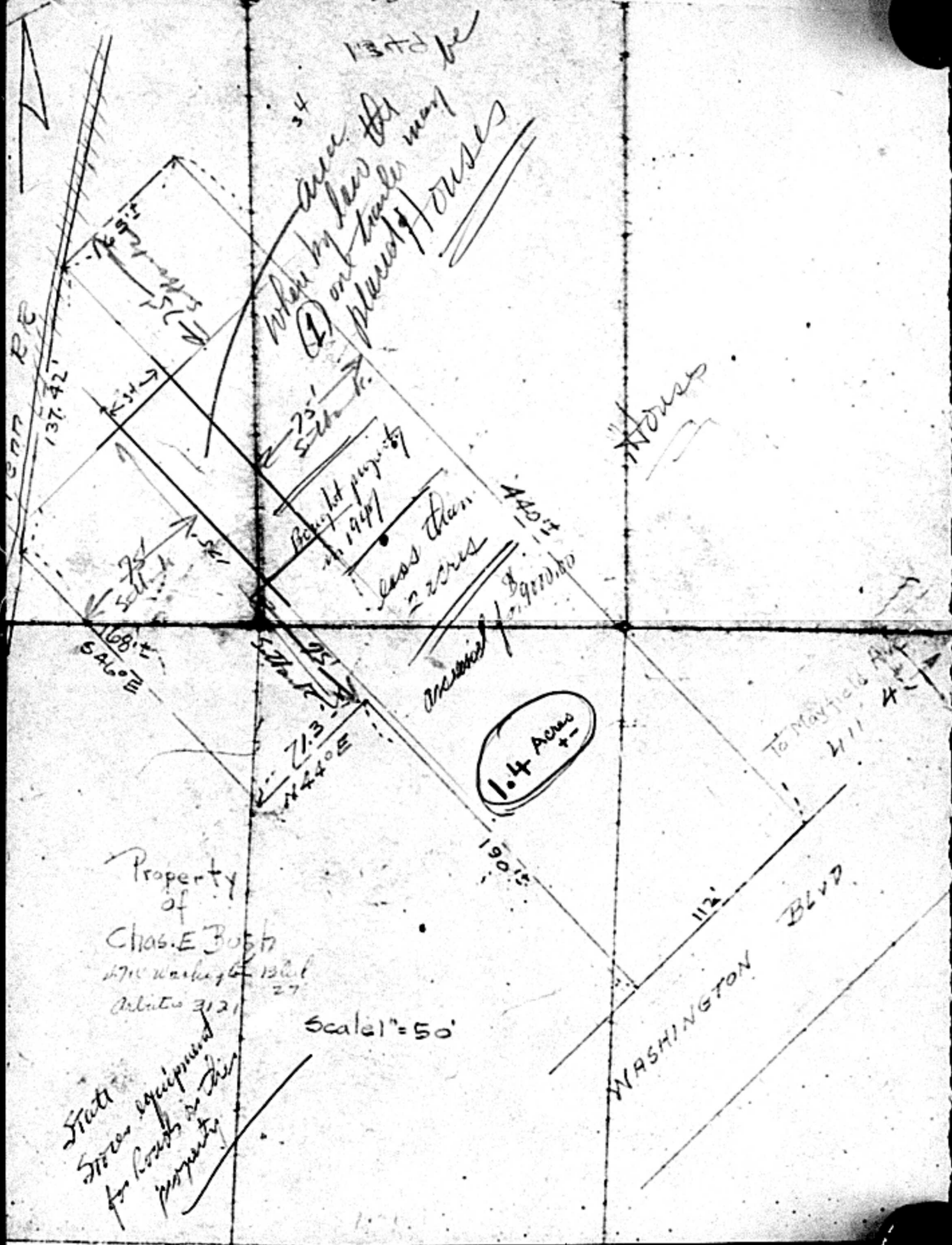
Location of property: 111 ft. S.W. of Washington Blvd. by 411 ft. S.W. of Mayfield Ave.
Known as 4714 Washington Blvd. & 1st St.

Location of Signs: Partial on property known as 4714 Washington Blvd.

Remarks:

Posted by George R. Hummel
Signature

Date of return: 3-8-56



137.42

Area. for
when by law for
one trailer many
places / houses

①

Bought property
in 1947

less than
2 acres

increased
1947-1950

Houses

1.4 Acres

To Mayfield Ave

WASHINGTON BLVD

Property
of
Chas. E. Bush
4710 Washington Blvd
Detroit 31, 21

Scale 1" = 50'

Start
Survey equipment
for roads on this
property