

PETITION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Sedgemore Realty Company

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

Sedgemore Realty Company

Legal Owner

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

The Zoning Regulation to be excepted is as follows:

Section 232.2 - Side Yards - Sub-section B

For commercial buildings, none required on interior lots, except that where the lot abuts a lot in a residence zone there must be a side yard not less than the greater minimum width required for a dwelling on the abutting lot and on corner lots the side yard on the street side shall be not less than 10 feet in width.

The Reason for Variance:

To permit a side yard on a side street of 10 inches instead of the required 10 feet.

Property situated:

All that parcel of land in the 2nd District of Baltimore County on the Northwest corner of Marston and Sedgemore Roads; thence westerly and binding North side of Marston Road 150 feet with a rectangular depth Northerly of 150 feet and binding on the West side of Sedgemore Road, as shown on the plat plan filed with the Zoning Department, being property of

SEDGEMORE REALTY CORP

Legal Owner

1300 RACP ST
Address City 30

3778-V

SEDGEMORE REALTY COMPANY
Sedgemore Realty Corp.
1300 RACP ST
City 30

3778-V

ORDERED BY the Zoning Commissioner of Baltimore

County this 5th day of March, 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 4th day of April, 1956, at 2 o'clock P. M.

Zoning Commissioner
of Baltimore County

Upon the filing of petition for a Variance to the Zoning Regulations for Baltimore County, and it appearing that said provision of the Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and the granting of the variance would grant relief without substantial injury to the health, safety and the general welfare of the community, the petition should be granted, therefore:

It is this 17th day of April, 1956, ORDERED by the Deputy Zoning Commissioner of Baltimore County, that the petition for a variance to the Zoning Regulations be and the same is hereby granted which permits a side yard setback on a side street of 10 inches instead of the required 10 feet.

Deputy Zoning Commissioner
of Baltimore County

March 14, 1956

\$25.00

RECEIVED of Paul Goodman, Vice President of the Sedgemore Realty Corporation, the sum of Twenty-five (\$25.00) dollars, being cost of petition for Variance to Zoning Regulations, advertising and posting property, Northwest corner of Marston and Sedgemore Road, 2nd District of Baltimore County.

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, April 4, 1956
at 2:00 P. M.County Office Building
111 W. Chesapeake Avenue
Room 108
Towson 4, MarylandRECEIVED
MAR 4 1956
COUNTY CLERK'S OFFICE
BY J. W.OFFICE
THE BALTIMORE COUNTIANTHE COMMUNITY NEWS
Baltimore, Md.THE COMMUNITY PRESS
Dundalk, Md.
THE HERALD-ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

March 24, 1956.

THIS IS TO CERTIFY, that the annexed advertisement of William H. Adams, Jr., Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 24th day of March, 1956, that is to say the same was inserted in the issues of

March 16 and 23, 1956.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager.NOTICE OF ZONING HEARING
2nd DISTRICT

The public is hereby notified that there will be a hearing before the Zoning Commissioner of Baltimore County in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson 4, Maryland, on

On Wednesday, April 4, 1956
at 2:00 P.M.

The purpose of the hearing is to determine whether or not Sedgemore Realty Company, legal owner of the property, should be granted an exception to the Zoning Regulations and Restrictions of Baltimore County. All that parcel of land in the 2nd District of Baltimore County on the Northwest corner of Marston and Sedgemore Roads; thence westerly and binding on the North side of Marston Road 150 feet with a rectangular depth Northerly of 150 feet and binding on the West side of Sedgemore Road, as shown on the plat plan filed with the Zoning Department, being property of

The Zoning Regulation to be excepted is as follows:

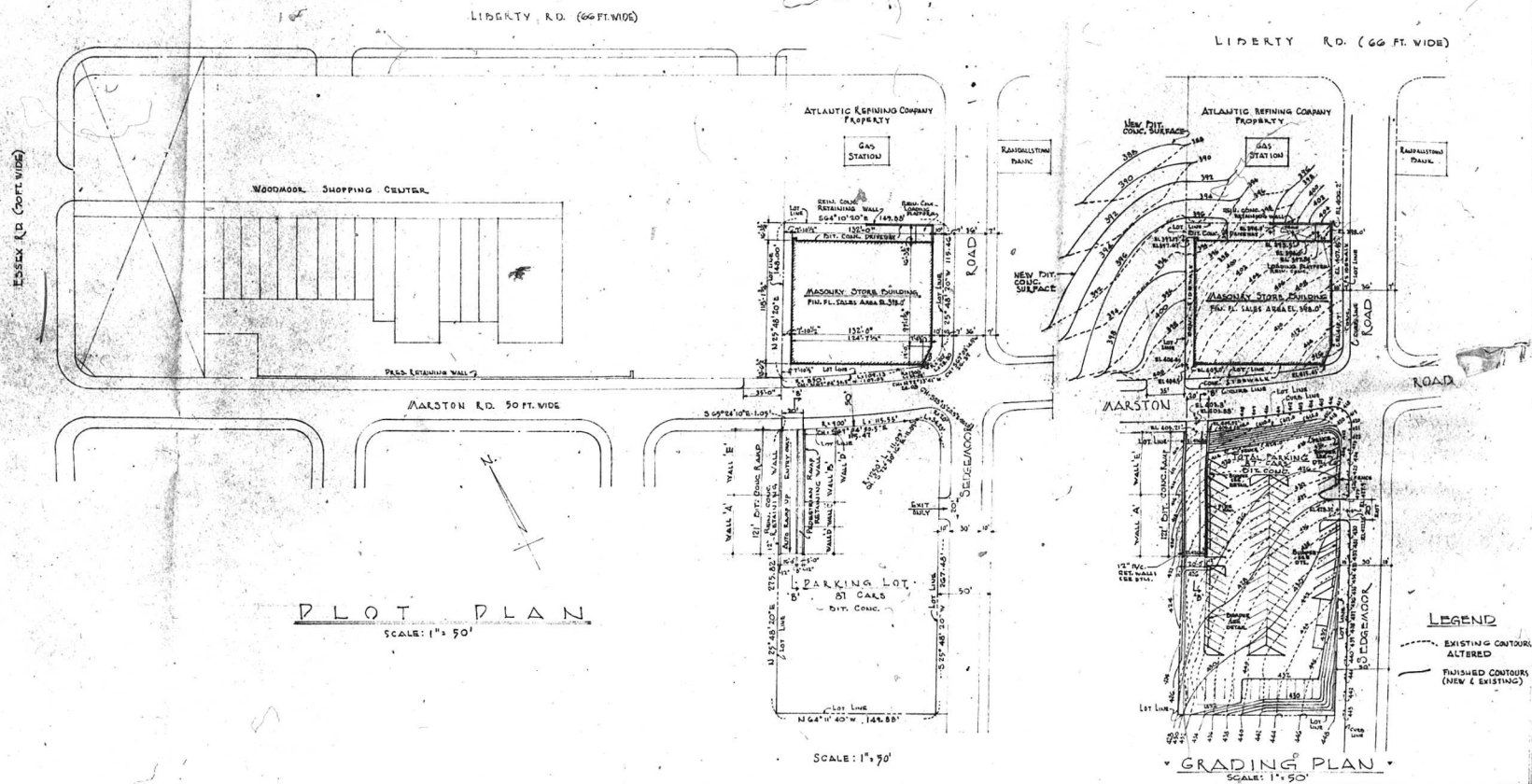
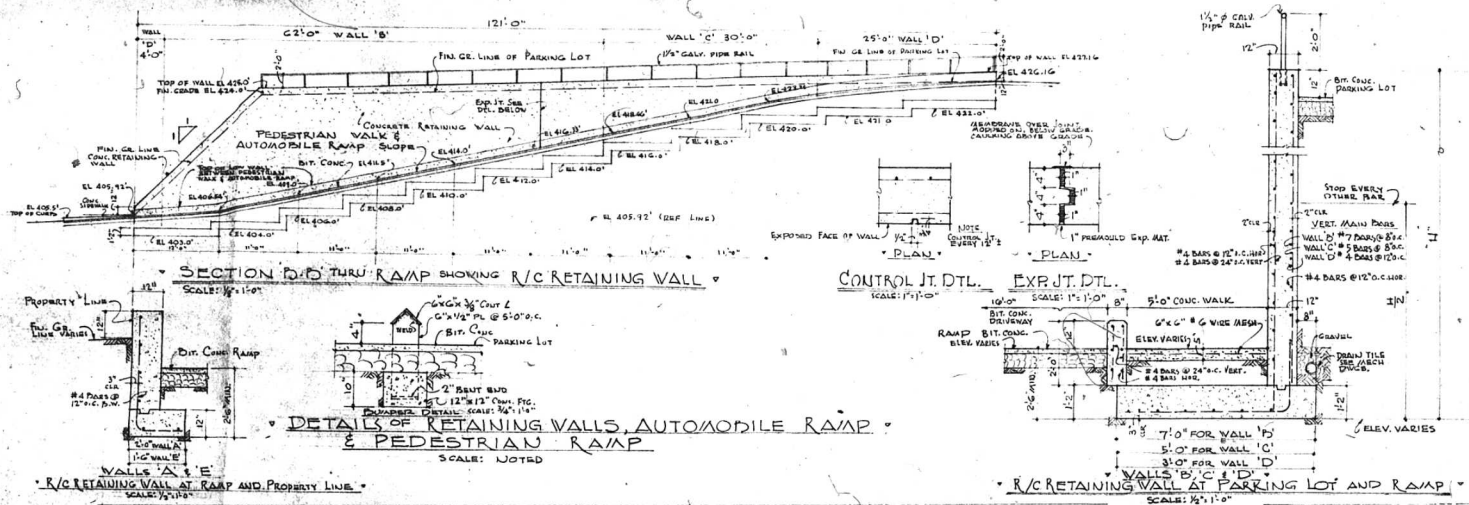
Section 232.2 - Side Yards - Sub-section B
For commercial buildings, none required on interior lots, except that where the lot abuts a lot in a residential zone there must be a side yard not less than the greater minimum width required for a dwelling on the abutting lot and on corner lots the side yard on the street side shall be not less than 10 feet in width.The Reason for Variance:
To permit a side yard on a side street of 10 inches instead of the required 10 feet.

The purpose of the petition is to permit a side yard on a side street of 10 inches instead of the required 10 feet.

BY
WILLIAM H. ADAMS
Zoning Commissioner
of Baltimore County
March 16, 1956.CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3778

District 2nd Date of Posting 3-21-56
Posted for variance to zoning regulations
Petitioner Sedgemore Realty Corp.
Location of property Northwest corner of Marston and Sedgemore Roads
Location of signs Northwest corner of Marston and Sedgemore Roads
Remarks:
Posted by George R. Marshall Recorder Date of return 3-22-56



THE ACME FOOD MARKET
N.W. CORNER OF MARSTON RD. & SEDGEMOOR RD.
DALLAM COUNTY, MARYLAND
FOR
SEDGEMOOR REALTY CO., INC.

DAVID HARRISON
ARCHITECT

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