

H3845-Y

3845-V

PETITION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF JAN DEGROOT

FOR VARIANCE TO THE ZONING REGULATIONS AND RESTRICTIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Jan DeGroot, legal owner, of the property hereinafter described, hereby petitions for a Variance to the Zoning Regulations and Restrictions of Baltimore County.

The Regulation to be excepted is as follows: Section 211.1 lot area and width in "R-6" (residence) Zone:

"Each one-family dwelling hereafter erected shall be located on a lot having a width at the front building line of not less than fifty-five feet."

The reason for Variance: To permit the erection in an "R-6" (residence) Zone, of dwellings on Lots Nos. 4, 5, and 6, 51 feet in width and a dwelling on Lot No. 6, fifty feet in width.

Property situate: North side of Edmondson Avenue, first district of Baltimore County, beginning 57 feet east of Midvale Avenue, thence easterly on the north side of Edmondson Avenue, 152 feet with a rectangular depth northerly of 134 feet. Being Lots Nos. 4, 5, and 6, on Plat of Jan DeGroot property, Section "B".

The said lots being those remaining in a development planned and developed by the owner and petitioner over a period of years beginning in the late 1920's, each lot in the said development having a frontage of fifty feet as shown on a plat filed by the owner and petitioner and now among the plats of the Land Records in the Office of the Clerk of the Circuit Court for Baltimore County, although the said plat is not recorded among the Plat Records.

As a further reason for variance the owner alleges that sewerage utility has for a long period of time been laid in the bed of Edmondson Avenue with connections to each of the lots shown on the said plat, each being a fifty-foot lot.

ORDERED BY the Zoning Commissioner of Baltimore County this 27th day of June, 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 27th day of June, 1956, at 1 o'clock P. M.

Upon hearing on petition for a variance to the Zoning Regulations as set forth in the within petition, and it appearing that said Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and a variance would grant relief without substantial injury to the public health, safety, morals and the general welfare of the community, the said petition should be granted, therefore:

Zoning Commissioner of Baltimore County

William H. Adams, Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 1st
Posted for: Variance to Zoning Regulations
Petitioner: Jan DeGroot
Location of Property: North side of Edmondson Ave. by 57 ft. East of Midvale Ave.
Location of Signs: North side of Edmondson Ave. 7 ft. East of Midvale Avenue.
Posted by: George H. Hammond

NOTICE OF ZONING HEARING FIRST DISTRICT
The public is hereby notified that notice will be a hearing before the Zoning Commission of Baltimore County in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, June 27, 1956, at 1:00 P.M.

OFFICE OF THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
THE COMMUNITY PRESS
No. 1 Newburg Avenue CATONSVILLE, MD.
THIS IS TO CERTIFY, that the annexed advertisement of William H. Adams, Zoning Commissioner of Baltimore County, Maryland, once a week for three successive weeks before the 16th day of June, 1956, that is to say June 8 and 15, 1956.

Handwritten notes and signatures:
6/27/56 1 P.M.
Walter H. Walker, Atty
332 Equitable Bldg
Baltimore, Md. 667-2628
Jan DeGroot
Legal Owner
7000 7 Willsie

3845-V

MEMORANDUM
June 27, 1956
TO: Mr. Willis H. Adams, Zoning Commissioner
FROM: O. M. Stirling Jr., Office of Planning
SUBJECT: Zoning Petition # 3845-Y - 1st District north side of Edmondson Avenue, beginning 57 feet east of Midvale Avenue.

oms/gh

June 5, 1956
\$25.00
RECEIVED of Alfred F. Walker, Attorney for petitioner, Jan DeGroot, the sum of Twenty-five (\$25.00) dollars, being cost of petition for Variance to the Zoning Regulations, advertising and posting property on the North side of Edmondson Avenue, beginning 57 feet East of Midvale Avenue, First District of Baltimore County.

Zoning Commissioner of Baltimore County

HEARINGS
Wednesday, June 27, 1956
at 1:00 P. M.
Room 106
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

01625-810.00
01623-815.00

RECEIVED JUN 5 1956 COMPUTER'S OFFICE

June 11, 1956
Mr. Alfred F. Walker
Attorney-at-Law
332 Equitable Building
Baltimore 2, Maryland
Dear Mr. Walker:
Upon receipt of the invoice from the Purchasing Department of Baltimore County, we wish to notify you that there is a balance of Two (\$2.00) dollars due for cost of advertising the property of Jan DeGroot, on the North side of Edmondson Avenue, beginning 57 feet East of Midvale Avenue, First District of Baltimore County.

Zoning Commissioner of Baltimore County

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June 28, 1956
\$2.00
RECEIVED of Alfred F. Walker, Attorney for petitioner, Jan DeGroot, the sum of Two (\$2.00) dollars, being additional cost of advertising the property on the North side of Edmondson Avenue, beginning 57 feet East of Midvale Avenue, First District of Baltimore County.

Zoning Commissioner of Baltimore County

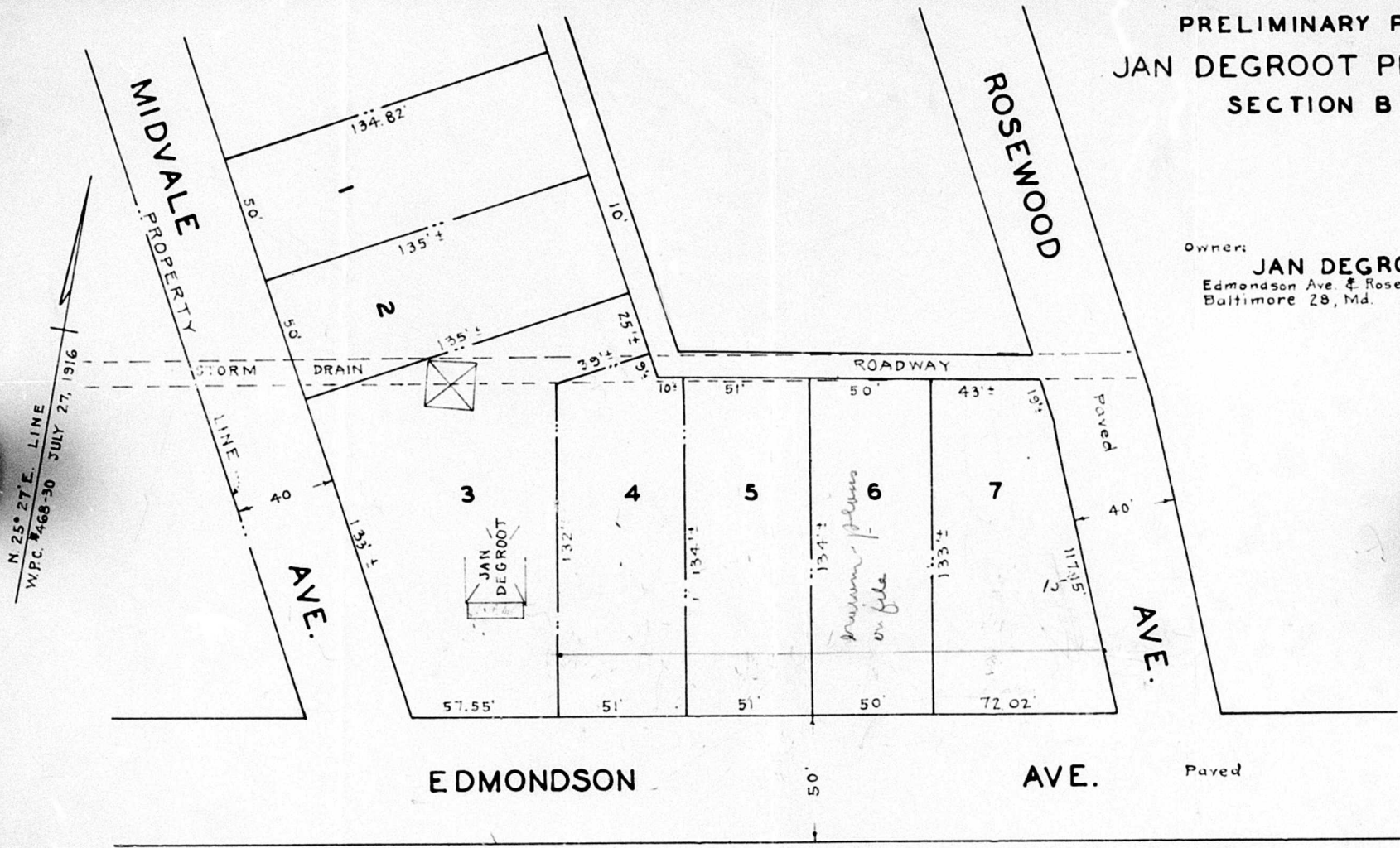
01622-12.00

RECEIVED JUN 29 1956 EAGLE PRINTERS & BOOK

ONE MICROFILM

PRELIMINARY PLAT
 JAN DEGROOT PROPERTY
 SECTION B

Owner:
JAN DEGROOT
 Edmondson Ave. & Rosewood Ave
 Baltimore 28, Md.



FIRST DISTRICT, BALTIMORE COUNTY, MARYLAND.

Scale 1" = 50'

March 29, 1955

W. C. Warren,
 Land Surveyor, State Register # 591; 1903 Gwynn Oak
 Ave. Baltimore 7, Md. Wdn 460.

