## PETITION FOR ZONING VARIANCE

IN THE MATTER OF : BEFORE THE
Charles J. Rieckert and
Rosemarte B. Hisckert, his wife
Petition for Zoning Variance
Property - South side of
Greenway Rd. (Butler Lane)
Sth Election District:
BALTINORE COUNTY

To the Zoning Commissioner of Baltimore County:

We, the undersigned, legal owners of the property situate in the Sighth Election District of Baltimore County, Naryland, hereinafter described, do hereby Petition for the granting of a Zoning Variance from the operation and effect of:

(SECTION)
Article 2, Section 202- Area Regulations Sub-section 202.1 - Lot Area and Width Zoning Regulations of Baltimore County

providing for 40,000 square foot area and 150 foot width at building line for all building lots in the R-40 Zone, for the following

(REASON) To permit the subdivision of one lot having a total area of 63,417 square feet into two percels having an area of 31,70% square feet each, so that one house may be erected on each of said lots.

(RESCRIPTION OF PROPERTY) Being all that lot of ground situate in the Highth Election Wistrict of Baltimore County, Maryland, located on the South side of Greenawy Road dallow known as Butler Lare) beginning at a point 1300 feet East of Falls Road in the center of said Greenawy Road and running thence and binding in the center of said Greenawy Road and running thence and binding in the center of said Road South 66 degrees 13 minutes East 68.80 feet and South Andrews County of the County

Charles J Bieckert

Con Manie B. Bieckert

Rosemarie B. Bieckert

Legal Comers.

William D. Wells
William D. Wells
Attorney for Petitioners
806 Reisterstown Rd.
Pikesville 8, Maryland

E/18/56

## Zoning Commissioner of Baltimore County

Upon hearing on petition for a variance to the Zoning Begulations of Baltimore County to permit the sub-division of one lot having a total area of 6.9.1% regulate fest increased the sub-division of one lot having a total area of 6.9.1% regulated the sub-division is to the popular contraction of the Deputy Zoning Commissions: that to grant this variance would be instrict harmony with the spirit and instead of the Zoning Regulations and also in such manner as to grant relief without substantial for the public health, andery and the general welface of the community.

There are no public facilities in this entire area and as required by law 10,000 square is required for each lot upon which a home is to be located.

The applicant desired to reduce the size of the lot to a total of 11,701 square feet, which is 8,205 feet less than is required. We further desired to reduce the width frem 150 feet per lot in an 78-16° Zone to 115,20 feet per lot. This would harely be in keeping with the oppirt and inheat of the Zoning Regulations. The installation of a septic tank and well on a lot less than 10,000 equare feet would possibly affect the health of the owners as well as the neighbors.

The entire area is developed with fine homes on substatial size lots or acreage.

It is, therefore, this 1916 day of July, 1956, by the Deputy Zoning Commissioner of Baltimore County, ONDERED that the aforesaid petition for a variance to the Zoning Regulations be and the same is hereby demice.

Marle A. Martick

NUTLES OF SENSOR SERVICES SELECTION OF SERVICES SERVICES

CERTIFICATE OF PUBLICATION

JUI - 9 1956

appearing on the ... 99th day of ... June.

19.56.

THE JEFFERSONIAN,

histeritas

WILSIE H. ADAMS.
Coming Commissioner of
Bultimore County.
Cost of Advertisement, \$.....

June 27, 1956

ear --

P. M.

RECEIVED of Charles J. Bicchart, petitioner, the sum of Teachy-tire (825.00) dollars, being cost of petition for Teniance to the Zoning Regulations, advertising and posting property on the South side of Creamay Road, beginning at a point 1900 feet Rest of Falls Road, Righth District of Baltimore County.

Thank you

Zoning Commissioner of Baltimore County

HEARING:

Wednesday, July 18, 1956 at 1:00 P. H.

Room 108 County Office Building 111 W. Chesapeake Avenue Touson, Maryland

01.63 \$ 10.00

RECEDITED AN 27, 1950 COMPTROYERS OFFICE

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF HALTMORE COUNTY

TOWNOR, MARYLAND

Date of Posting 7-3-56

Putted for: Magrany & Joseph Lagueltons

Pettloner: Theology & grant Baskman & Security & Joseph Location of property: \$5 & Structure & Gas Law Bond We for Superint Bask and Jalla Bond We for Superint Bask and Jalla Bond We for Jalla Rose & Superint Bask and Jalla Bond We for Jalla Rose & Bask & Jalla Bond We for Jalla Rose & Bask & Bask & Superint Bask & Jalla Bond We for Jalla Rose & Bask &

WARREN MATTHEWS RAYMOND R. BUTLER par de GREENWAY ROAD 230.40' 16 FOOT ROAD - TO FAILS ROAD 1300' BUTLER LANE To BOXER HILL RD EDWIN BENSON SWEM CHARLES J. BIECKERT TWIFE PLAT OF PROPERTY OF CHARLES J. BIECKERT + WIFE 8th ELECTION DISTRICT BALTIMORE COUNTY SCALE - I INCh = 50 FEET PROPOSED AREA FOR PARCELS AIB - 31,704 SAFT (0.72 ACRES EACH)