

# 3948-V PETITION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Joseph C. and Gail S. Walter

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

Joseph C. and Gail S. Walter Legal Owner  
of the property hereinafter described hereby petition for a Variance to the  
Zoning Regulations of Baltimore County.

The Regulation to be excepted is as follows:

Section 21.3 - R-6 Residence Zone - Side Yard - There shall be a side yard  
not less than eight feet in width along side lot line.

The Reason for Variance:

To permit a side yard setback of 6 feet instead of the required eight  
feet.

## Property situate:

All that parcel of land in the Third District of Baltimore County, on  
the Southeast side of Warrens Lane, beginning 200 feet Northeast of  
Reisterstown Road, thence Northwesterly and binding on the Southeast side  
of Warrens Lane 50 feet; thence South 36 degrees 50 minutes East 121 feet;  
thence South 40 degrees 29 minutes West 50 feet; thence North 36 degrees  
50 minutes West 121 feet to the place of beginning, as shown on plat plan  
filed with the Zoning Department.

Legal Owner

Address

Reisterstown Rd

Baltimore 8, Md

ORDERED BY the Zoning Commissioner of Baltimore  
County this 10th day of Sept., 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 10th  
day of October, 1956, at 3 o'clock  
P. M.

Zoning Commissioner  
of Baltimore County

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 and the general welfare of the community, the petition,  
therefore, should be granted.

It is this 23rd day of October, 1956, by the  
Deputy Zoning Commissioner of Baltimore County, ORDERED that the  
aforesaid petition for a variance to the Regulations be and the  
same is hereby granted with permits a side yard setback of six  
(6') feet instead of the required eight (8) feet.

Deputy Zoning Commissioner  
of Baltimore County

September 11, 1956

\$25.00

RECEIVED of Joseph C. Walter, petitioner, the sum  
of Twenty-five (\$25.00) dollars, being cost of petition  
for Variance, advertising and posting property on the  
Southeast side of Warrens Lane, beginning 200 feet North-  
west of Reisterstown Road, Third District of Baltimore  
County.

Thank you.

Zoning Commissioner  
of Baltimore County

and

01.622 - \$10.00  
01.623 - \$15.00

RECEIVED  
SEP 11 1956  
COMPTROLLER'S OFFICE  
JPC

# CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Date of Posting 9-26-56  
Posted for: Variance to Zoning Regulations  
Petitioner: Joseph C. & Gail S. Walter  
Location of property: S.E. S. of Warrens Lane, by 200 ft. N.W. of Reisterstown  
Road, 3rd Dist.  
Location of Sign: Southeast side of Warrens Lane 250 ft. Northwest of  
Reisterstown Road  
Remarks: By George R. Hammond  
Posted by: George R. Hammond Date of return: 9-27-56

NOTICE OF  
ZONING HEARING  
AND HEARING  
The public is hereby notified  
that there will be a hearing before  
the Zoning Commissioner of Bal-  
timore County in Room 100 County  
Office Building, 111 W. Ches-  
apeake Avenue, Towson, Maryland,  
on Wednesday, October 18, 1956  
at 3:00 P. M.

The purpose of this hearing is  
to determine whether or not  
Joseph C. and Gail S. Walter, legal  
owners of the property, are in  
violation of the Zoning Regula-  
tions. The property is located  
Southeast side of Warrens Lane,  
beginning 200 feet Northwest of  
Reisterstown Road, Third Dis-  
trict, and binding on the South-  
west side of Warrens Lane 50 feet;  
thence South 36 degrees 50 min-  
utes East 121 feet; thence South  
40 degrees 29 minutes West 50  
feet; thence North 36 degrees 50  
minutes West 121 feet to the place  
of beginning. Third District of  
Baltimore County, should be grant-  
ed an exception to the Zoning  
Regulations and Act of Assembly, for  
Baltimore County.

The Regulation to be excepted is  
as follows:  
Section 21.3 - R-6 Residence Zone  
- Side Yard - There shall be a  
side yard not less than 8 feet in  
width along side lot line.  
The Hearing for Variance:  
To permit a side yard setback of  
6 feet instead of the required 8  
feet.  
The frayer of the petition is to  
permit a side yard setback of 6  
feet instead of the required 8 feet.  
By Order of  
WELSH H. ADAMS  
Zoning Commissioner of  
Baltimore County  
Sept. 12, 1956

OFFICE OF  
THE BALTIMORE COUNTMAN  
THE COMMUNITY NEWS  
Baltimore, Md.  
THE COMMUNITY PRESS  
Dundalk, Md.  
THE HERALD-ARGUS  
Catonville, Md.  
No. 1 Newburg Avenue  
CATONVILLE, MD.

September 29, 1956  
THIS IS TO CERTIFY, that the annexed advertisement of  
Walter H. Adams, Zoning Commissioner  
of Baltimore County  
was inserted in THE BALTIMORE COUNTMAN, a group of  
three weekly newspapers published in Baltimore County, Mary-  
land, once a week for successive weeks before  
the 29th day of September, 1956, that is to say  
the same was inserted in the issues of

September 21 and 28, 1956.

THE BALTIMORE COUNTMAN

By Paul J. Morgan  
Editor and Manager

October 9, 1956

\$2.00

RECEIVED of Gail S. Walter the sum of  
Two (\$2.00) dollars, balance due on petition  
for the cost of advertising on property situate  
on southeast side of Warrens Lane in the Third  
District of Baltimore County.  
Thank you,

Zoning Commissioner  
of Baltimore County

01.622 Adv. cost. - \$2.00

RECEIVED  
SEP 11 1956  
COMPTROLLER'S OFFICE  
JPC

LANE

N 49° 24' E 128.58'

WARRENS

200.00' TO  
NEWBURN ROAD

S 36° 56' E

121.00'

42.2'

40.9'

42.0'

50.5'

40.4'

23.2'

99.15'

128.58'

S 49° 24' W

50.00'

N 36° 58' W 121.00'

SCALE 1"=40'

- PIPE SET
- ⊕ STAKE SET
- CROSS CUT

PLAT

OF

HOUSE No 1 - WARRENS LANE

DEED REF. - SEDICUM TO WALKER-2002 - 454

3RD ELECTION DISTRICT BALTIMORE MD

SUTCLIFFE'S SURVEYING SERVICES

3639 FOREST HILL ROAD  
BALTIMORE 7, MARYLAND

*Drafter K. Sutcliffe*  
REG No 2046

AUGUST 6, 1954

