

4038-V

DEPARTMENT OF PLANNING  
OFFICE OF PLANNING  
IN THE MATTER OF  
ROBERT M. HARRIS  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

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

Robert M. Harris Legal Owner  
of the property hereinafter described hereby petition for a  
Variance to the Zoning Regulations of Baltimore County.

The Zoning Regulations to be excepted are as follows:  
Section 235.1 - Front Yard Depth - Setback of 25 feet.  
Reason for Variance:

To permit a Front Yard setback of 1 foot instead of the required  
25 feet.

Section 235.2 - Side and Rear Yards - 30 feet

Reason for Variance:  
To permit a Side Yrd of 1 foot and 25 feet instead of the required  
30 feet.

To permit a Rear Yard of 1 foot instead of the required 30 feet.  
Property situated:

All that parcel of land in the 12th District of Baltimore  
County on the South side of Flood Road (proposed extension westerly)  
beginning 320 feet West of Nettman Lane; thence westerly and bind-  
ing on the South side of Flood Road 99.23 feet with a rectangular  
depth southerly of 50 feet, as shown on plat plan filed with the  
Zoning Department.

Robert M. Harris  
Legal Owner

1732 Shubert Rd. 22  
Baltimore

4038-V

OFFICE OF PLANNING  
Inter-Office Correspondence

MEMORANDUM  
From: Office of Planning  
To: Mr. H. Adams, Zoning Commissioner  
Subject: Zoning Petition #638-J.A. Southernmost  
corner of proposed extension of Flood  
Road and proposed Graves Court, proposed  
intersection to lie some 160 feet North-  
easterly from Stansbury Lane, 12th  
District. Variance to permit setbacks  
of:  
1 foot instead of required 25 feet - front yard  
1 foot instead of required 25 feet - side yard  
1 foot instead of required 30 feet - rear yard  
Hearing, January 28, 1957.

In discussing this Petition, the Zoning Advisory Committee felt  
unable to comment on the extreme variances requested, due to lack of  
knowledge of the Petitioner's hardship. However, it was noted that  
the Office of Planning should check for conflict with the proposed  
Patapsco Neck Expressway. The accompanying tracing shows that the  
most recent design for the Patapsco Neck Expressway, as set up in a  
study by Milton T. Ballard, consulting engineer for Baltimore County,  
places its route directly through the subject property.

US:gh

ORDERED BY the Zoning Commissioner of Baltimore  
County this 20th day of December, 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 28th  
day of January, 1957, at 3 o'clock  
P.M.

Zoning Commissioner  
of Baltimore County

Upon hearing on petition for variances to the Zoning  
Regulations for Baltimore County as set forth in the within petition,  
from the facts presented at the hearing the petitioner failed to show  
that extreme hardship would result to warrant the granting of the  
variances also the Office of Planning proposes the Patapsco Neck  
Expressway to pass through this property. For the above reasons the  
petition should be denied.

It is this 21st day of January, 1957, by the  
Zoning Commissioner of Baltimore County, ORDERED that the petition  
for variances to the Zoning Regulations as provided under Sections  
235.1 and 235.2, be and the same is hereby denied.

Robert M. Harris  
Zoning Commissioner of  
Baltimore County

RECEIVED of Robert M. Harris, petitioner, the sum  
of Four (\$4.00) dollars, being cost of advertising the property  
on the South side of Flood Road, beginning 320 feet West of  
Nettman Lane.

Zoning Commissioner  
of Baltimore County

RECEIVED  
FEB 25 1957  
COMPUTER'S OFFICE

January 5, 1957

\$25.00

RECEIVED of Robert M. Harris, petitioner, the sum of  
Twenty-five (\$25.00) dollars, being cost of petition for Variance  
to the Zoning Regulations, advertising and posting property on  
the S/E of Flood Road, beginning 320 feet West of Nettman Lane,  
Twelfth District of Baltimore County.

Zoning Commissioner  
of Baltimore County

HEARINGS:  
Monday, January 28, 1957  
at 3:00 P. M.  
Room 108  
County Office Building  
131 N. Chesapeake Avenue  
Towson, Maryland

01622-110.00  
01623-115.00

4038-V

JAN 1 1957

OFFICE OF  
THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS  
Restonville, Md.  
THE HERALD-ARGUS  
Catonville, Md.  
THE COMMUNITY PRESS  
Dorchester, Md.

No. 1 Newburg Avenue  
CATONVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of  
Walter H. Adams, Zoning Commissioner  
of Baltimore County  
was inserted in THE BALTIMORE COUNTEAN, a group of  
three weekly newspapers published in Baltimore County, Mary-  
land, once a week for successive weeks before  
the 19th day of January, 1957, that is to say  
the same was inserted in the issues of  
January 11 and 18, 1957.

THE BALTIMORE COUNTEAN

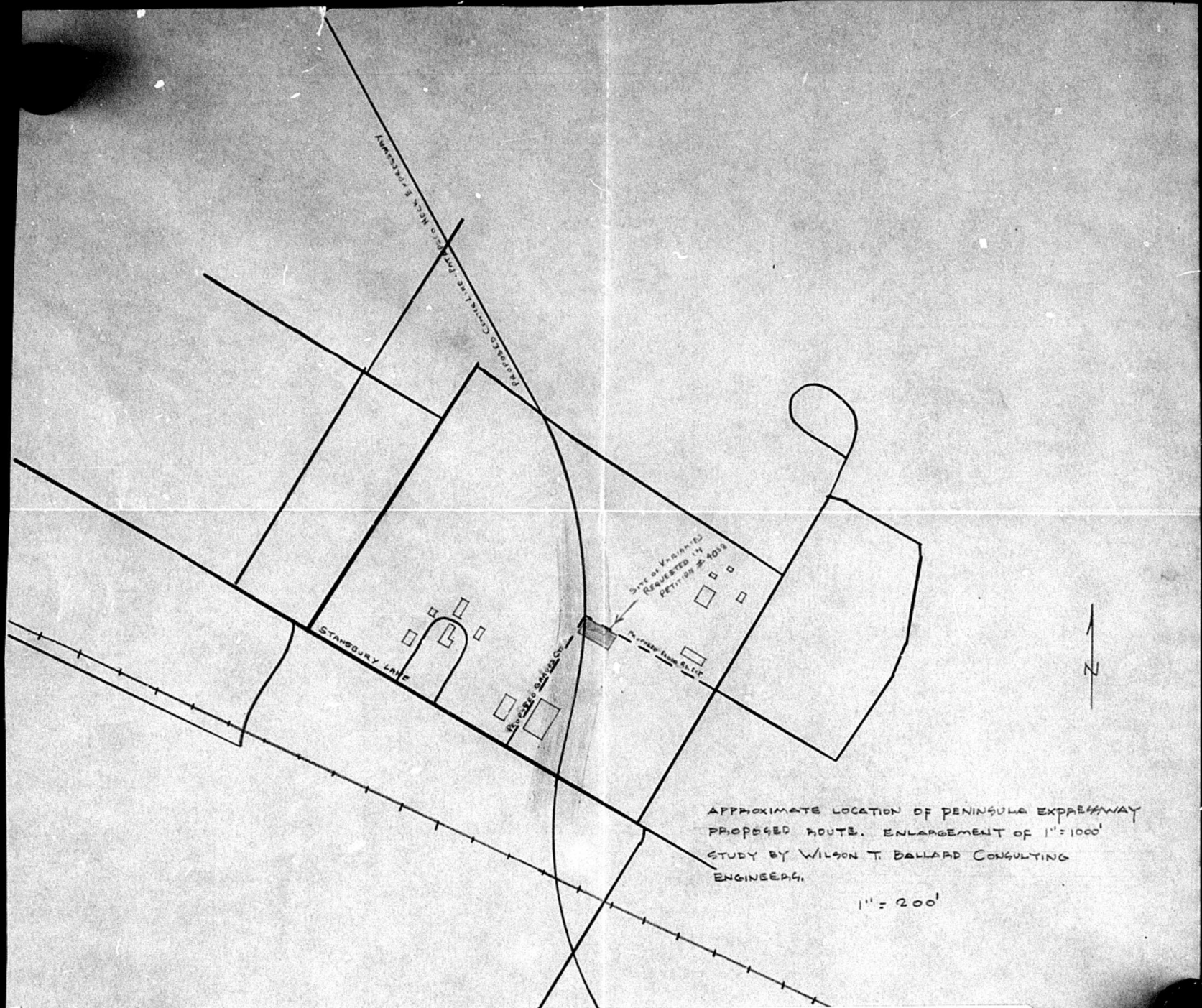
By Paul J. Morgan  
Editor and Manager

NOTICE OF  
ZONING HEARING  
IN THE 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, 131 N. Chesapeake Ave-  
nue, Towson, Maryland  
On Monday, January 28, 1957  
at 3:00 P.M.  
The purpose of the hearing being to  
discuss whether or not  
Robert M. Harris, legal owner of  
the property on the South side of  
Flood Road (proposed extension  
westerly) beginning 320 feet West  
of Nettman Lane; thence Wester-  
ly and binding on the South side  
of Flood Road 99.23 feet with a  
rectangular depth southerly of 50  
feet, within District of Baltimore  
County, should be granted an ex-  
ception to the Zoning Regulations  
and Restrictions for Baltimore  
County.  
The Zoning Regulations to be  
excepted are as follows:  
Section 235.1 - Front Yard Set-  
back - Setback of 25 feet  
Section 235.2 - Side and Rear  
Yards - 30 feet setback  
Reasons for Variance:  
To permit a Front yard setback  
of 1 foot instead of the required  
25 feet, to permit a side yard set-  
back of 1 foot and 25 feet instead  
of the required 30 feet and to per-  
mit a rear yard setback of 1 foot  
instead of the required 30 feet.  
The prayer of the petition is to  
permit a front yard setback of 1  
foot instead of the required 25  
feet, to permit a side yard set-  
back of 1 foot and 25 feet instead  
of the required 30 feet and to per-  
mit a rear yard setback of 1 foot  
instead of the required 30 feet.  
By Order of  
WALTER H. ADAMS,  
Zoning Commissioner  
of Baltimore County  
Jan. 11-18

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

# 4038

District 12th  
Posted for: Variance to Zoning Regulations  
Petitioner: Robert M. Harris  
Location of property: S.E. Flood Rd. 320 ft. W. of Nettman Lane, etc.  
Location of Signs: Back of Flood Rd. 320 ft. W. of Nettman Lane  
Remarks:  
Posted by: George S. Hunsford  
Date of return: 1-12-57



~~4~~

