

PETITION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF
W. JAMES PRICE, IV
and
MARJORIE B. PRICE
For Variance to the Zoning Regulations
To the Zoning Commissioner of Baltimore County

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mr. W. James Price, IV and Mrs. Marjorie B. Price Legal Owner
of the property hereinafter described hereby petition for a Variance to the
Zoning Regulations of Baltimore County.

The Zoning Regulation to be accepted is as follows:

Section 400.1 - On corner lots they shall be located only in the third
of the farthest lot removed from any street.

The Reason for Variance:

To permit an accessory building in front yard and not the third farthest
removed from the side street.

Property situated:

All that parcel of land in the Ninth District of Baltimore County on
the Southwest corner of Ellenham Avenue and Ellenham Road, thence running
Westerly and binding on the South side of Ellenham Road 166.12 feet; thence
South 13 degrees 11 minutes West 209.16 feet thence South 75 degrees 00
minutes East 215.21 feet to the West side of Ellenham Road; thence Northerly
and binding on the West side of Ellenham Road 252.62 feet to the place of
beginning.

W. James Price IV
Legal Owner

Marjorie B. Price
Owner

ORDERED BY the Zoning Commissioner of Baltimore
County this 11th day of March, 1957,
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 11th
day of April, 1957, at 3 o'clock
P. M.

Zoning Commissioner
of Baltimore County

RE: PETITION FOR VARIANCE TO
ZONING REGULATIONS - S.W.
Cor. Ellenham Ave., and
Ellenham Road, 9th Dist.,
W. James Price, IV, and
Marjorie B. Price,
Petitioners
BEFORE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 4109-V

Pursuant to advertisement, posting of property and
public hearing on the within petition for a variance to the Zoning
Regulations to permit the erection of an accessory building in the
front yard and not in the third of the lot farthest removed from the
side street as provided in Section 400.1 of the Regulations, to
comply with the said Section would place the garage, due to the
position of the dwelling, at a distance of approximately 75 feet
from the dwelling and down at a level of 15 to 18 feet below the
entrance used for access.

An inspection of the premises discloses a fall in
the topography of 9 feet and to construct a garage in compliance with
the Regulations would be impractical and virtually useless from
utilitarian standpoint.

In view of the foregoing it is the opinion of the
Deputy Zoning Commissioner of Baltimore County that to deny the
variance requested would result in practical difficulty and unneces-
sary hardship upon the petitioner and to grant the variance would
grant relief and would in no way cause substantial injury to the
public health, safety and the general welfare.

It is this 23rd day of April, 1957, by the Deputy
Zoning Commissioner of Baltimore County, ORDERED that the aforesaid
petition for a variance to the Zoning Regulations, Section 400.1,
be and the same is hereby granted which permits the erection of an
accessory building in the front yard and not in the third of the
lot farthest removed from the side street.

George C. Lewis
Deputy Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 4-2-57
Posted for: Variance to Zoning Regulations
Petitioner: W. James Price, IV and Marjorie B. Price
Location of property: SW corner of Ellenham Avenue and Ellenham Rd.
9th Dist.
Location of Sign: Southwest corner of Ellenham Avenue and
Ellenham Road
Remarks: None
Posted by: George C. Lewis Date of return: 4-3-57

Department of Public Works
BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

From: GEORGE R. LEWIS Date: APRIL 15, 1957
To: WILLIAM R. ADAMS
Subject: Notice of Zoning Hearing - #4109-V
Variance - Price Property - S/W Cor Ellenham Ave and Ellenham Rd.
District 9

This variance should be restricted to allow
for future widening of Ellenham Avenue and Ellenham
Road, and to provide adequate sight distance for
intersection.

It is requested that a setback of 35' from the
centerline of each road be maintained.

George C. Lewis
Chief - Permit Section

CC: Mr. Stirling (Planning)

April 9, 1957

\$3.50
RECEIVED of W. James Price, IV, the sum of
Three dollars and Fifty cents (\$3.50) being balance
due for advertising property situate Southwest corner
of Ellenham Avenue and Ellenham Road, Ninth District
of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

\$25.00
RECEIVED of W. James Price, petitioner, the sum of
Twenty-five (\$25.00) being cost of petition, advertising
and posting property on the Southwest corner of Ellenham
Avenue and Ellenham Road, Ninth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:
Wednesday, April 17, 1957
at 3:00 P. M.

Room 109
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
MAR 29 1957
COUNTY OFFICE

01.622-advertising
APR 9 1957
COUNTY OFFICE

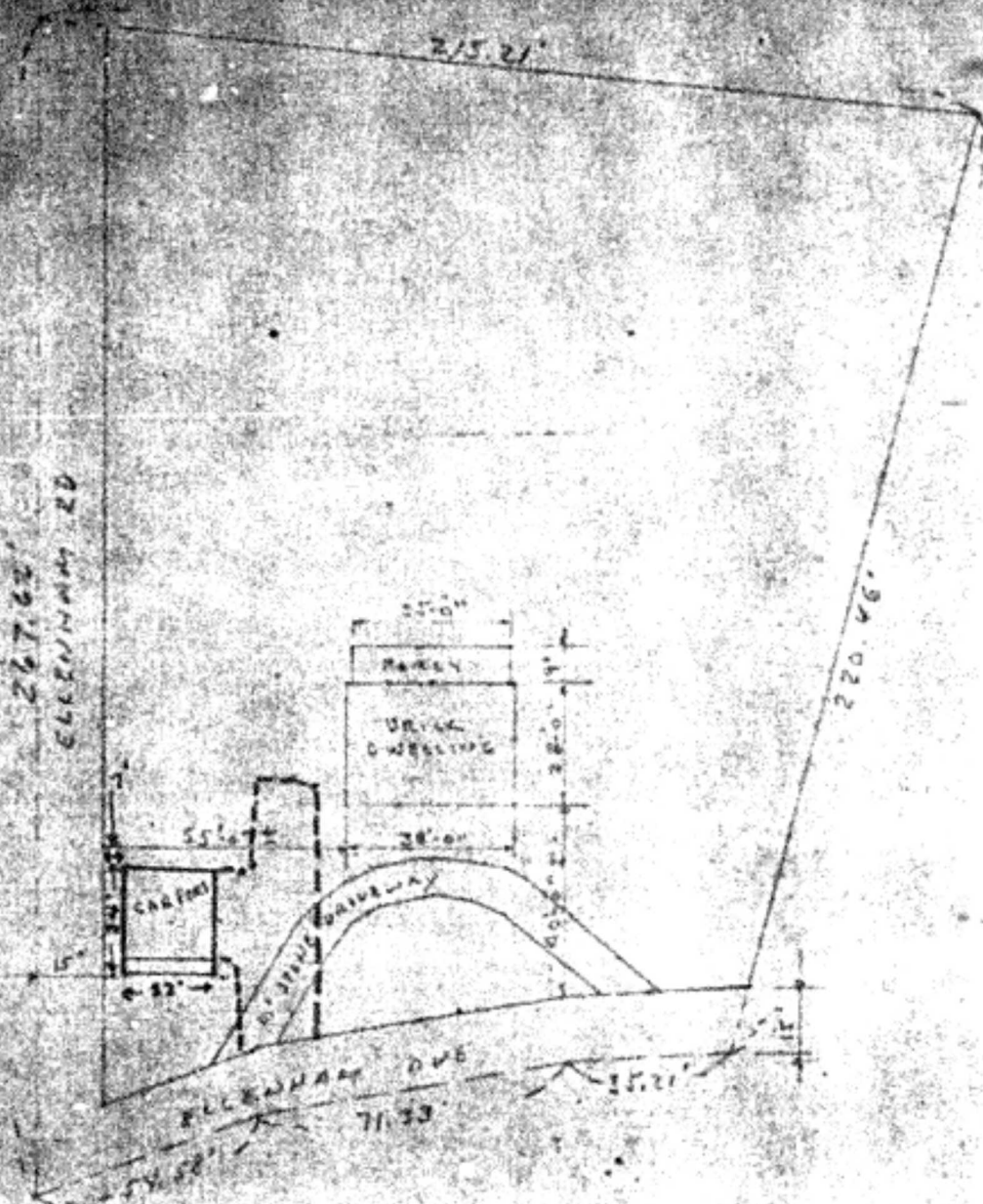
CERTIFICATE OF PUBLICATION

TOWSON, MD. April 5 1957

THIS IS TO CERTIFY, That the annexed advertisement
was published in THE UNION NEWS, a weekly newspaper
printed and published in Towson, Baltimore County, Md. once
in each of two successive weeks before the 17th
day of APRIL 1957, the first publication
appearing on the 29 day of MARCH 1957.

The UNION NEWS
George C. Lewis
Manager

NOTICE OF PUBLIC HEARING
ON VARIANCE
The notice to be posted on the property
situate on the Southwest corner of
Ellenham Avenue and Ellenham Road,
9th District, Baltimore County, Md.,
for a Variance to the Zoning Regulations,
Section 400.1, to permit the erection of
an accessory building in the front yard
and not in the third of the lot farthest
removed from the side street, as provided
in Section 400.1 of the Regulations, to
comply with the said Section would place
the garage, due to the position of the
dwelling, at a distance of approximately
75 feet from the dwelling and down at a
level of 15 to 18 feet below the entrance
used for access.



Plot Plan

SCALE 1"=400'

RESIDENCE OF MRS. W. JAMES PRICE JR.
ELEANOR RD. - RUTHERFORD - BALTO. CO. MD.