PETITION FOR VARIANCE TO ZONING REGULATIONS

THE MATTER OF

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

4116-V

For Variance to the Zoning Regulations

To the Zoning Commissioner of Baltimore County

andrew W. Smith of the property hereinafter described hereby petition for a Variance to the

Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted is as follows: Section 211-1 - Lot Area and Width - Front building line of not less than 55 feet.

Reason for Variance:

To permit this lot to be divided into two lots with a frontage of each lot 50.15 feet instead of the required 55 feet.

Property situate:

All this parcel of land in the Fifuenth District of Baltimore County on the South side of Oberla Avenue, beginning 1952 feet Nest of Nace Avenue, there westerly and binding on the side of Oberla Avenue 100.3 feet; thence South 50 oberla Carena 100.3 feet; thence South 50 oberla Carena 100.4 feet; the side of the South 50 oberla Carena 100.5 feet; thence South 50 oberla Carena 100.5 feet; the side of the South 50 oberla Carena 100.5 feet; the side of the South 50 oberla Carena 100.5 feet to the rights of beginning, being lot No. 72, Flat of Orafolio.

andrew W. Smith

203 Riverton Road Bells 20

April 24, 1957

OFFICE OF PLANNING

Inter-Office Correspo

From Office of Planning

To ... Wilnie E. Adams, Zoning Countagioner

Subject Zoning Potition #1016-V

To divide one lot into two, with frontage of 50.15 feet each instead of required 55 feet. Approx. 1/6 acre each. 15th District. Hearing: April 2h, 1957 (3:15 p. m.)

We wish to note that, as against the two separate dwellings proposed, a semi-detached house, on this 1/3 acre tract, would require no variance and would make it possible to utilize the lot area remaining after building coverage in a fuller, more economical manner.

To family, send-detended welling are, of course, permitted in the lock lone, and the subject tract meets the requirements of 10,000 square feet lock lone, and the subject tract meets the requirement of 10,000 square feet requirement of 15 feet for 7 of 16 to building, in send-detends these (Section Chial), is satually less than the "continue dish yard" requirement of 20 feet cating the children of the 10 feet of 10 feet cating the children in the 10 feet (Section 11). Front yard regime are catalogue lone on the catalogue lone of 10 feet deep catalogue lone on the catalogue lone of 10 feet deep catalogue lone on the catalogue lone of 10 feet deep catalogue lone on the catalogue lone of 10 feet deep catalogue lone on the catalogue lone of 10 feet deep catalogue lone

ORDERED BY the Zoning Commissioner of Baltimore

County this _______ day of _______ 19 57 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, Haryland, on the 2hth _ 19 57_ at 3:15_0'clock

Upon hearing on patition for a variance to the Zoning ingulation as set forth in the althin potition, and it appearing that said Regulations which result in practical difficulty and unnecessary hardwing upon the potitioner and a variance would great relief without substantial injury to the public health, suchly and the general content of the community, the said potition should be greated, therefore of the community, the said potition should be greated, therefore or

should be granted, therefore I to this LMH, day of April, 1957, by the Deputy Soming CounterScore of All Deers County, CDSUED that the aforesaid proteins for a variance tell Regulation, be and the same in hereby granted which pormits the division of one lot fint too late with frontage of 50.15 feet each instead of the regulated 55 feet.

Liputy Zoning Commissioner

- Of Buthiers County

April 2, 1957

\$25.00

RECEIVED of John J. Bronnan, attorney for patitioner V. Seith, the sum of Teanty-five (325.00) dollars, being

APR 2 1957

#4116

Wednesday, April 2h, 1957 at 3:15 P. M.

01.600-805-0

April 17, 1957

RECRIVED of Andrew W. Smith, notificer, the sur

rty situate on the South side of Charle Avenue, begin

of Two (\$2,00) dollars to cover cost of advertising the

01.622-8500

PECEUVI APR 1 7 1957 COMPTY TO DI

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting 4-10-57 Posted for: Alexand to Barrow Regulations

Location of property: S.S. S. Olesle Crosmos; Juy 1952 H. west of mace areme et See Slat Location of Signs Southwell Chule areme zooff west of

made areme

Posted by Glorge & Harris Date of return: 4-11-52

A 5316 your req # F 6199

Certificate Of Publication

ESSEX, MD. April 9th., 195 7 THIS IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of _2 ____ successive weeks before the ____24th day of April 195 7 , the first publication appearing on the 45h day of April

THE EASTERN ENTERPRISE, INC. Mrs Thelen I sheldon

Princenth District of Baltimor County, should be granded an exception to the Zoning Regulation and Haritation for Baltimor County, some present in the County Regulation to be excepted in an indisease.

Section 311.1—Let Area and Width Pront building line of not less the county of t Section 211.1—Let Area and Width Pront building line of not less than 55 feet. Variance: Itamos the Market State of the Period State of the Period

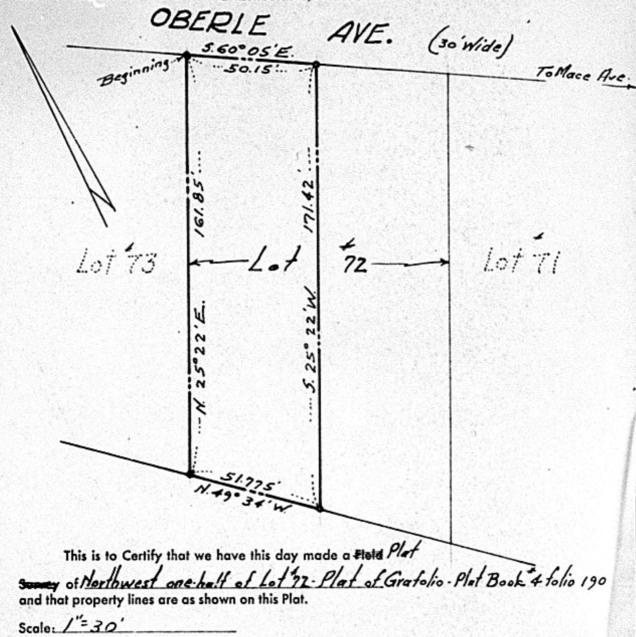
KELLER & KELLER

State Registered Land Surveyors

3914 WOODLEA AVENUE

BALTIMORE 6, MARYLAND

Municipal Engineering Construction Supervision Road Location, Reports Plans and Sparifications



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Date: Feb. 14.1957

City, Farm and Topographical Surveys Land Subdivisions

Earthwork Computations

PARAGON \$6 3224

K.E

REUFFEL & ESSER CO

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