

4146-V

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF :
CHARLES D. PHILLIPS :
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

Charles D. Phillips Legal Owner
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 211.2 - Front Yard - 25 feet setback

The Reason for Variance:
To permit a front yard of 21 1/2 feet instead of the required 25 feet.
Property situated:

All that parcel of land in the Fourteenth District of Baltimore
County on the East side of Bennerston Drive, beginning 167 feet North
of Fitch Avenue, thence Northwesterly and ending on the East side of
Bennerston Drive, 72 feet; thence South 54 degrees 40 minutes East
197.45 feet; thence South 14 degrees 00 minutes West 30 feet; thence
North 69 degrees 54 minutes West 200 feet to the place of beginning,
known as 4558 Bennerston Drive,

Charles D. Phillips
Legal Owner
4558 Bennerston Drive
Address Baltimore 6, Md.

RECEIVED BY THE ZONING DEPARTMENT
OF BALTIMORE COUNTY, MAY 29, 1957
1416-V

ORDERED BY the Zoning Commissioner of Baltimore
County this 1st day of May, 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, Maryland, on the 29th
day of May, 19 57, at 10:15 o'clock
A.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 the granting of the
variance would grant relief without substantial injury to the
public health, safety, morals and the general welfare of the
community, the said petition should be granted, therefore:

It is in this 31st day of May, 1957, by the
Zoning Commissioner of Baltimore County, ORDERED that the aforesaid
petition for a variance to the Regulations be and the same is hereby
granted which permits a front yard setback of 21 1/2 feet instead of
the required 25 feet.

William H. Adams
Zoning Commissioner
of Baltimore County

NOTICE OF HEARING
The public hearing will be held at the office of the Zoning Commissioner of Baltimore County, Maryland, on the 29th day of May, 1957, at 10:15 o'clock A.M., to hear the petition for a variance to the Zoning Regulations and Act of Assembly aforesaid, and to hear the public hearing thereon. The public hearing will be held in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 29th day of May, 1957, at 10:15 o'clock A.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 17, 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 529... successive weeks before the 29th
day of May, 1957, the first publication
appearing on the 10th day of May,
1957.

THE UNION NEWS
W. P. Phillips
Manager.

\$25.00

RECEIVED of Vernon Deles, for petitioner Charles
D. Phillips, the sum of Twenty-Five (\$25.00) dollars, being
cost of petition for Variance, advertising and posting
property on the East side of Bennerston Drive, beginning
167 feet North of Fitch Avenue, Fourteenth District of
Baltimore County.

Thank you.

May 8, 1957

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, May 29, 1957
at 10:15 A. M.

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

RECEIVED
MAY 19 1957
COMPTROLLER'S OFFICE

01600-855-00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 14 Date of Posting 5-14-57
#4146
Posted for: Variance to Zoning Regulations
Petitioner: Charles D. Phillips
Location of property: East side of Bennerston Drive, beginning 167 feet North of Fitch Avenue, thence Northwesterly and ending on the East side of Bennerston Drive, 72 feet; thence South 54 degrees 40 minutes East 197.45 feet; thence South 14 degrees 00 minutes West 30 feet; thence North 69 degrees 54 minutes West 200 feet to the place of beginning, known as 4558 Bennerston Drive.
Location of Signs: Posted on property, Bennerston 4558 Bennerston Drive.
Remarks: _____
Posted by: Maye R. Hunsicker Date of return: 5-15-57

May 29, 1957

\$2.00

RECEIVED of Vernon Deles, for petitioner Charles D.
Phillips, the sum of Two (\$2.00) dollars to cover cost of
advertising the property on the East side of Bennerston Drive,
beginning 167 feet North of Fitch Avenue, Fourteenth District
of Baltimore County.

Thank you.

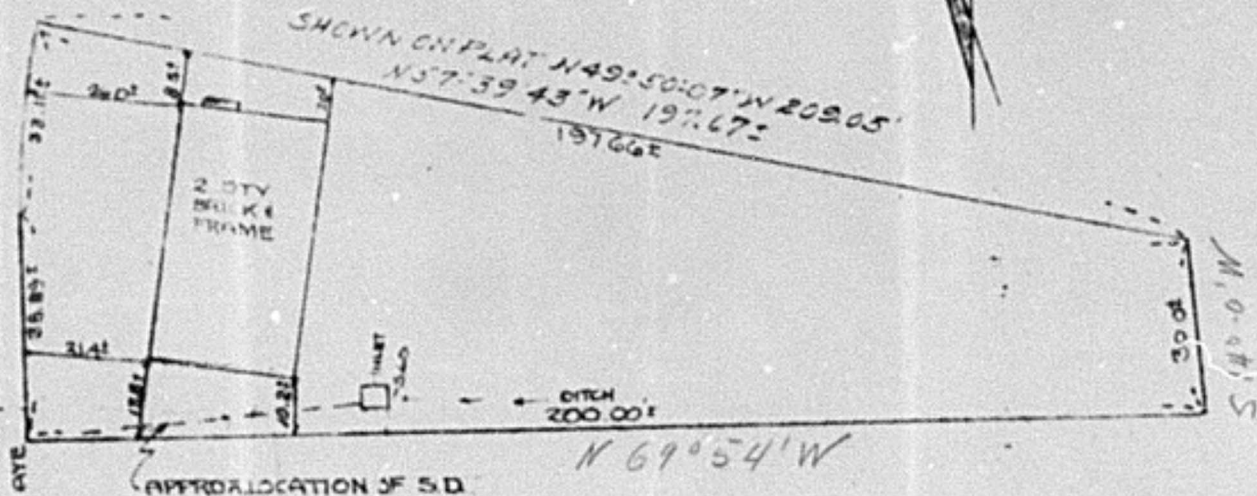
Zoning Commissioner
of Baltimore County

RECEIVED
MAY 29 1957
COMPTROLLER'S OFFICE

01600-855-00

H. Vervon Deise
2628 Joppa Rd
BALT. 14 MD

BENNETT DRIVE



HOUSE LOCATION
LOT "II" BLOCK "A"
CLOVER HEIGHTS PLAT I
PLAT BY G.L.B. 18 FOL 71

THE INFORMATION ON THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS INDICATED HEREON ARE CONTAINED WITHIN THE OUTLINES OF THE LOT UPON WHICH THEY ARE ERECTED, AND IS NOT TO BE CONSTRUED AS AN ESTABLISHMENT OF PROPERTY LINES.



Wm M Maynardier

WILLIAM M. MAYNARDIER
REGISTERED ENGINEER & LAND SURVEYOR
DUNCAN BLDG TOWSON 4, MD.
SCALE 1"=20' FEBRUARY 1, 1957