

PETITION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF REPORT THE ZONING COMMISSIONER OF BALTIMORE COUNTY For Variance to the Zoning Regulations To the Zoning Commissioner of Baltimore County

Essex Construction Company Legal Owner of the property hereinafter described hereby petition for a Variance to the Zoning Regulations of Baltimore County.

The Zoning Regulations to be accepted are as follows: Section 214.1 - Sub Sect. b of Zoning Regulations

The Reason for Variance: To permit lot depth of 110 feet instead of 115 feet.

Property situate: All that parcel of land in the Fifteenth Election District of Baltimore County, beginning on a 20 foot alley, distant 391 feet northerly from the north side of Back River Neck Road (said alley being distant 220 feet southerly from the intersection formed by the east side of Williams Avenue and the north side of Back River Neck Road) and running thence southerly 80 feet to intersect the division line between lots 11 and 12, Block 20, Riverwood Park, recorded in G.L., 22, folio 65, thence easterly on said division line 85 feet to the west side of Riverwood Road as now laid out, thence binding on Riverwood Road southerly 84 feet and easterly 10.70 feet to the corner of lots 5 and 6, thence southerly on the division line between lots 5 and 6, 150 feet to a 10 foot alley to be laid out, thence binding northerly on said alley 170 feet and 110 feet to intersect the first line herein described and binding reversely on said line, northerly 50 feet to the place of beginning.

Legal Owner: 19 East Haven Avenue - Towson 1, Md. Address

7/4/57 2:30 P.M.

1-518V

4188-V

4188-V ZONING COMMISSIONER BALTIMORE COUNTY 15th Floor 111 W. Chesapeake Avenue BALTIMORE, MARYLAND

June 17, 1957

RECEIVED OF The Essex Construction Co., petitioner, the sum of Twenty-five Dollars (\$25.00) being cost of petition, advertising and posting of property situate on the North side of Back River Neck Road and the East side of Williams Avenue, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

HEARING: Monday, July 8, 1957 at 2:30 P. M.

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

RECEIVED JUN 17 1957 COMPTROLLER'S OFFICE

01622-15.0

ORDERED BY the Zoning Commissioner of Baltimore County this 10th day of June 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 8th day of July 19 57, at 2:30 o'clock P. M.

Zoning Commissioner of Baltimore County

Upon having 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 general welfare of the community, the said petition should be granted, therefore:

It is this 15th day of July, 1957, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a variance to the Zoning Regulations, be and the same is hereby granted which permits a lot depth of 110 feet instead of the required 115 feet.

Deputy Zoning Commissioner of Baltimore County

July 16, 1957

RECEIVED OF The Essex Construction Company, petitioner, the sum of Five Dollars (\$5.00), to cover cost of additional advertising of the property located on the North side of Back River Neck Road & on the East side of Williams Avenue - 15th District of Baltimore County. Thank you.

Zoning Commissioner of Baltimore County

01622-15.0

RECEIVED JUL 16 1957 COMPTROLLER'S OFFICE

Req. No. 108 order # 40972

Certificate Of Publication

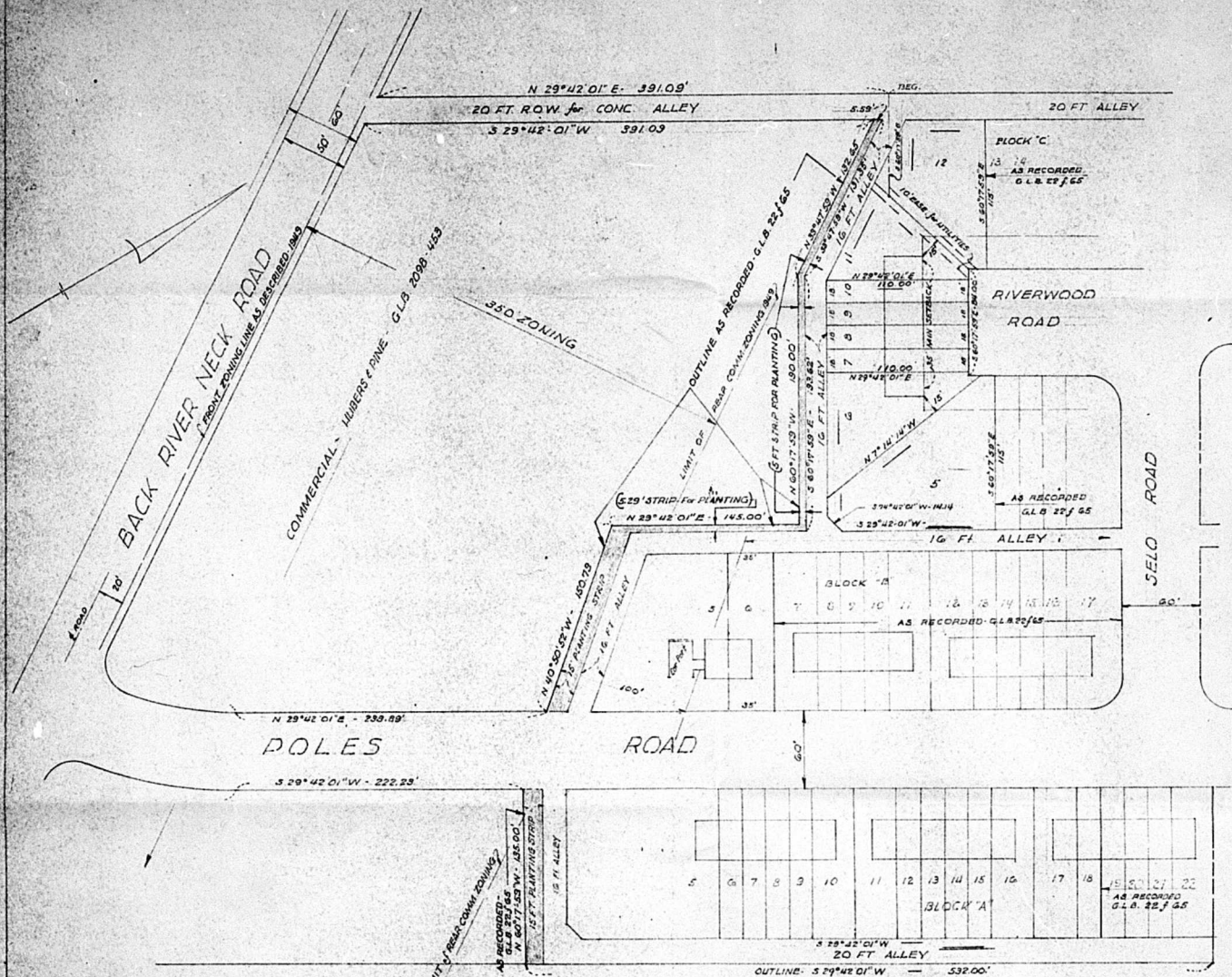
THE EASTERN ENTERPRISE, INC. 111 W. Chesapeake Avenue, Towson, Md. 21286

ESSEX, MD., 1499 22th. 1957. 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 8th day of July 1957, the first publication appearing on the 20th day of June 1957.

THE EASTERN ENTERPRISE, INC. Robert D. Johnson, Manager

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 6-26-57 Posted for: Variance to Zoning Regulations Petitioner: Essex Construction Company Location of property: 111 W. of Back River Neck Rd. 22nd from intersection of Williams Ave. & Back River Neck Rd. on the North side of Williams Avenue Location of Signs: Northwest of Back River Neck Rd. 22nd from the South side of Williams Avenue Remarks: Posted by: George R. Johnson Date of return: 6-27-57



PLAT OF
 "RIVERWOOD PARK" G.L.B. 22 f 65
 SHOWING -

1. REQUIRED MINIMUM REVISIONS TO RECORD PLAT SECT 1 TO CONFORM TO FHA § 6 WA AND PD'S FOR WELL-ILLUSTRATED
2. PLANTING STRIPS AS REQUIRED
3. ZONING VARIANCE ON LOTS 6, 7, 8, 9, 10 & 11 - BLOCK "C" FROM 110' TO 115'
4. BUFFER STRIPS.

ELECTION DIST N° 15

BALTO. CO., MD.

For: Essex Construction Co. 1941 Penn Ave Towson 4, Md.
 by: Spamer & Associates 440 York Rd Towson 4, Md.

Scale: 1" = 50'

11 May 20th 1957