TH THE MATTER OF EDWARD W. WHITEHURST

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

For Variance to the Zoning Regulations

To the Zoning Commissioner of Baltimore Comity

Edward W. White times!

of the property hereinafter described hereby petition for a Variance to the Zoning Regulations of Beltimore County.

The Zoning Regulations to be excepted are as follows:

The Reasons for Variances

To permit a front yard of 35 feet instead of the required h0 feet, to be known as Lot No. 1, to permit a lot of area of approximately 37,000 square feet instead of the required h0,000 square feet, to be known as Lot No. 2, and to permit a front yard of h0 feet instead of the required 50 leet, to be known as Lot No. 2.

Property situates

All that parcel of land in the Eighth District of Baltimore County on the Account. Corner of 100 Spring and Gatemood Roads; theme running Bentharly and blaiding on the size size of 100 Spring Real III.73 Feet; theree the size of 100 Spring Real III.73 Feet; theree size is the size of 100 Spring Real III.73 Feet; there size is real to the Borth side of Gatemood Road; theree Easts III.16 Feet to the Borth side of Gatemood Road (theree Eastern and blaiding on the Roads III.65 Feet; theree with a radius of 25 feet and a length of 30.95 feet to the place of teginning, being low No. 16, INCHO Mr. D. 11 Spring Forest.

Edward V. Whitesting Most over 12

EX: PETITION FOR VARIANCES TO ZOWING REGULATIONS - N.W. Cor. Pots Spring and Gebewood Roads Edw. W. Multichurst, Petitioner

DEPUTY ZONING COMUSSIONER OF BATTIMORE COUNTY

NO. 4282-V

.........

Upon hearing on petition for variances to the Zoning Regulations, the first, Section 205.2 - front yard 10 feet; second, Section 202.1 lot area and width - lot area not less than 10,000 square feet; Section 202.2 front yard - 50 feet and Section 202.3 side street setback 50 feet, from the facts presented at the hearing it is the opinion of the Deputy Zoning Commissioner that the granting of the variance, Section 202.1 permitting a lot area of 37,000 square feet instead of the required 60,000 square feet would grant relief without substantial injury to the public health, safety and the general welfare of the locality.

Recarding Section 205.2 requesting a variance to permit a front ward of 35 feet instead of the required 40 feet; Section 202.2 to permit a front yard of 40 feet instead of the required 50 feet and Section 202.3 to permit a side street yard of 35 feet instead of the required 50 feet, it appears that the petitioner will not suffer a hardship in meeting the front and side yard requirements, there being ample room to move the building placements to new positions which will meet the setback regulations. For these reasons section 205.2; 202.2 and 202.3 should be denied.

It is this \_\_\_\_\_ day of November, 1957 by the Deputy Zoning Commissioner of Baltimore County ONDERED that the variance requested under Section 202.1. be and the same is hereby granted which permits a lot area of 37,000 square feet instead of the required 10,000

November 25, 1957

\$10.00

RECEIVED of Edward W. Whitehurst, petitioner, the sum of Ten Dollars (\$10.00), to cover cost of advertising the reposerty situate on the Mirthwest corner of Pot Suring and Catempood Roads, 8th District of Baltimore County.

01.624-\$10.00



OFFICE OF BLANNING

Inter.Office Correin

From Office of Planning November 12, 1957

To Wilsie H. Adams, Zording Commissioner Subject Zoning Potition #h282-v, Lot #1, 1/2 acre: Variance from Section 202.1, to permit front yard of 35 ft. Lot \$2, 7/8 acres variance from Section 202.1, to permit lot area of 37,000 sq. ft; variance from Section 202.2, to permit front yard of \$10 .t.

## Advisory Note on Site Design:

- (1) Although introductory reference is made to Section 202.3 in the Petition announcement, request for variance from this Section 20%, in the Fettion announcement, request for variance from this Section, to permit side yard of 35 ft. on a corner lot in R-10 for lot \$2, is emitted. Beilding placement, Lot \$2, is shown on plat with side yard of 35 ft. This placement would require variance which is not requested.
- (2) We feel that the hardship in having a lot area of 37,000 sq. ft. under R-ko zoning is real and justifies seriou consideration.
- (2) We do not understand how the petitioner has a hardship in meeting the front and side yard requirements. There is augle room on both lots to move the building placements to now positions which will meet setber. resulations.

CAS/4h

It is further CRIERED that the variances requested union

Sections 205.2; 202.2 and 202.3 be and the same are hereby denied.

## CERTIFICATE OF POSTING ZO AND DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#4282 Date of Posting 10-30-52

Posted for: Algeriand to James Asympations racion of property M. M. Consul of Bal Janges and Saltanor & Souds Location of Signal Press of gar Mr. Garner of Bat framps and Hotener of Signal Consider, 102 ft. mixely Jak framps Set on Mr. M.S. of Salance of Styl

Remarks:

Posted by Many A Defension Date of return: 10-31-52



## CERTIFICATE OF PUBLICATION

Towson, MD. November 1, 1957

THIS IS TO CERTIFY. That the approved advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. axaxx veer's day of November 19.57, the first publication appearing on the 25th day of October 1957....

THE JEFFERSONIAN.

Frank Strukt

Room 108 County Office Building 111 W. Chesapeake Avenu Touson, Maryland 01622-\$35,00

Thank won.

\$38.00

October 23, 1957

RECEIVED of Edward W. Whitehurst, Inc., the sum of

Thirty-eight Pollars (\$38.00), being cost of petition, ad-

vertising and posting property situate on the West side of

Pot Spring Road 177.97 feet, Eighth District of Baltimore



