ME: PETITION FOR VARIANCE TO ZORING REQULATIONS - S/s of German Hill Rd. & E/s of Merritt Blwd. 12th Dist. - John G. Hiller, Petitioner

HEFORE DEPUTY ZONTHO COUNTSSTORE

5/s of German | S/s of Barriet

4418

Upon hearing on potition for variance to the Zoning Regulations as set forth in the within petition to permit a lot area of 1800 feet instead of the required 2070 feet, a lot depth of 100 feet instead of required 115 feet, a yard depth of h0 feet instead of 50 feet, interior end lots of 3300 feet instead of required 3795 feet and street corner lots of \$300 feet instead of required \$955 feet.

. . . . . . . . .

I find that subject property is bounded on the north and south sides by land zoned "B.L"; on the east by a 45 foot Cas Company right-ofway, and on the west by Merritt Boulevard, as laid out 120 foot wide. The property is presently zoned for group homes, its most appropriate use. The aforegoing factors, were considered in the light of then existing zoning regulations which permitted group house construction on 100 foot deep lots, in fixing the location of Merritt Boulevard to allow for such lot depths. Since establishing the line of Merritt Boulevard, the zoning regulations have been changed to i crease minimum lot depths to 115 feet. Petitioners received and sought no compensation for the consquential damages from Marritt Boulavard.

It, therefore, appears 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, and said petition should be granted, therefore:

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland # 4418 Date of Posting 5-8-58 Posted for Marriered & Jonny Syndratyra.

Petition John C. and mathers milled with the Staffmentt.

Lecting of progress S. S. of General Hell Scatland Mr. Staffmentt.

Blot We Let Mills.

reason of same (mileson 400 ft, and the good, another 1525 ft, another 2625 ft, and the Barbarde of much Blot South of German July of

Posted by Gurge & Human Date of return: 5-9-5F

It is this 21 day of May, 1958, by the Deputy Coming

Commissioner of Baltimore County, ORDERED that the aforesaid petition for a variance to the Regulations, be and the same is hereby granted, saving and excepting therefrom that portion of land described in petition #1417.

APPLICATION FOR VARIANCES PROM ZONING AREA REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

John C, Miller and Mathilde Miller, his wife, legal owners of the property situate in the Twelfth Election District of Baltimore County and described as follows:

BEBINITY for the same at the interment on formed by the westermout side of a right-of-way \$5. feet wide, and a line drawn parallel to and distant 200 feet southerly from the south side of derman Hill Bond 70 feet wide, and time drawn parallel to and distant 200 feet southerly from the south side of derman Hill Bond 70 feet wide, and great south side of the same to company and recorded among the Land Records of Baltimore County in Liber 1, 15. 16. 1055, 76. 1055, and distances County in Liber 1, 15. 16. 1055, 76. 105 556, and distances County in Liber 1, 15. 16. 105, 10. 105, 76. 10. 556, and distances of the same side of the same to the same side of the same si

Containing 23.81C acres of land more or less, all as shown on the five copies of plat entitled, "Preliminary Layout Laurenbood" dated March, 1955, revised April 2, 1958 and prepared by George Milliam Stephens, Jr. and Associates, Inc.

hereby make application for variances from the area regulations. Section 214, subsection 214.1, Lot Area, Lot Depth and Yard Dimensions of the Zoning Regulations for Baltimore County, and particularly the three following provisions thereof:

1. Area (in square feet):

Interior lot - 2,070 square feet Interior end lot - 3,795 square feet Corner lot - 4,945 square feet

4418-V

2. Lot depth (in feet) - 115 feet.

3. Rear yard depth (in feet) - 50 feet.

Reason for Variances

To permit the construction of group homes on lots, each of which has a lot depth of 100 feet, and consequentially a minimum area (in square feet) of 1800 square feet for interior lots, 3300 square feet for interior end lots, and 4300 square feet for street corner lots, and a minimum rear yard depth of 40 feet, As f ffaith to And Designes

C. Miller

c/o N. William Adelson 1035 Mathieson Building Baltimore 2, Maryland

4-5/61/5

APR 16 Rech

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS THE COMMUNITY PRESS
Dundalk, Md. THE HERALD - ARGUS

No. 1 Newburg Avenue

ednesday, May 21, 1958 at 1,00 P. M.

CATONSVILLE, MD.

May 10. 1958

THIS IS TO CERTIFY, that the annexed advertisement of Wils' H. Adams, Zoning Commissioner

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before 10th day of May, 1958 , that is to say the same was inserted in the issues of

> May 2 - 9, 1958. THE BALTIMORE COUNTIAN

By Paul 7. Morgan Editor and Manager

Anril 29, 195

RECRIVED of M. William Adelson, attorney for potitioner John C. Miller, the sum of Thirty Dollars (\$30.00) to cover cost of setition, advertising and posting property situate on German Hill Road and Merritt Boulevard.

HEARING: Wednesday, May 21, 1998 at 1:30 P. M.

DECEIVE APR 2 9 1958 COMPTROLLER'S OFFICE

01600. \$ 30.00



