

4457

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF
JOHN A. HUBER, JR.

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

JOHN A. HUBER, JR. Legal Owner
of the property hereinafter described hereby petition for a Variance to the
Zoning Regulations for Baltimore County.

The Zoning Regulation to be excepted is as follows:

Section 236.2 - Side Yard - 30 feet

The Reason for Variance

To permit a side yard of 0 feet instead of the required 30 feet.

Property situate:

All that parcel of land in the Eighth District of Baltimore County on
the East side of Green Spring Drive, beginning 177 1/2 feet South of Tinsmun
Road; thence Southerly and binding on the East side of Green Spring Drive
120 feet; thence North 80 degrees 36 minutes East 236 feet; thence North 9
degrees 24 minutes West 128 feet; thence South 80 degrees 36 minutes West
236 feet to the place of beginning.

John A. Huber Jr.
Legal Owner

903 York Rd. Towson
Address

ORDERED BY the Zoning Commissioner of Baltimore

County this 18th day of June 1958, to wit:
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 21st
day of July 1958, at 11 o'clock
A.M.

Zoning Commissioner
of Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning July 21, 1958
To Mr. Wilsie H. Adams, Zoning Commissioner
Subject Zoning Petition #4457 - East side of
Green Spring Drive, beginning 177 1/2 ft.
South of Tinsmun Road. Approx. 1/2 acre.
8th District.
Hearing: July 23, 1958 (11:00 A.M.)

Advisory Recommendation

This property and a large area of surrounding land are zoned M-4. The variance is
requested to accommodate a small manufacturing use on a property which is already
occupied by a dwelling. Despite the industrial zoning and the owner's apparent
effort to make a transition to a use which suits the zoning, we recommend against
the requested variance.

Dwellings, one-family or two-family on lots of record before March 30, 1958,
are regular permitted uses in the M-4 zone. (Sec. 253.1 of Baltimore County
Zoning Regulations.) As regular permitted uses, such dwelling should be pro-
tected in a reasonable manner. The request for no side yard is an unreasonable
infringement on the rights of the adjacent householder, whose dwelling, built
prior to the zoning, is only 20 to 25 ft. from the proposed building wall.

Maintenance of the required 30 ft. side yard would give adequate protection to
the dwelling, we believe. Situations of this nature were taken into account
when the M-4 zone regulations were written.

We note further that other plans for locating the building on the same lot would
not require request for variance.

CS/ih

HUBER'S WELDING SERVICE

903 YORK ROAD
TOWSON 4, MARYLAND
PHONE: HALEY 5400

July 23, 1958

Zoning Department of Baltimore County
County Office Building
Towson 4, Md.
Attention: Mr. Wilsie H. Adams

Dear Sir,
In reference to Green Spring Drive property,
South of Tinsmun Road, I wish to withdraw my request
for no side yard, instead of the required thirty feet
(30 ft.)

Sincerely,

John A. Huber Jr. prop.

John A. Huber Jr.

JH:sh

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 7-8-58 #4457
Posted for: Variance to Zoning Regulations.
Petitioner: John A. Huber Jr.
Location of property: 903 York Rd. East side of Green Spring Dr. 177 1/2 ft. South of
Tinsmun Road. 1/2 acre.
Location of Sign: East side of Green Spring Dr. 180 ft. South of
Tinsmun Road.
Remarks:
Posted by: George D. Heston Date of return: 7-9-58

July 1, 1958

\$30.00

RECEIVED of Wilsie H. Huber, petitioner, the sum of
Thirty Dollars (\$30.00), being cost of petition, advertising
and posting property situate on the East side of Green Spring
Drive, beginning 177 1/2 feet South of Tinsmun Road.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING

Wednesday, July 23, 1958
at 11:00 A. M.
Room 108
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland

RECEIVED
JUL 1 - 1958
COMPTROLLER'S OFFICE

01602-1 30.00

OFFICE OF
THE BALTIMORE COUNTYAN

THE COMMUNITY NEWS THE COMMUNITY PRESS
Baltimore, Md. Catonsville, Md.
THE HERALD-ARGUS
Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

July 12, 1958

THIS IS TO CERTIFY, that the annexed advertisement of
Wilsie H. Adams, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTYAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for 2 successive weeks before
the 18th day of July, 1958, that is to say
the same was inserted in the issues of
July 4 and 11, 1958.

THE BALTIMORE COUNTYAN

By: Paul J. Morgan
Editor and Manager

NOTICE OF ZONING HEARING
8th DISTRICT

The public is hereby notified
that there will be a hearing be-
fore the Zoning Commissioner of
Baltimore County in Room 108,
County Office Building, 111 N.
Chesapeake Avenue, Towson,
Maryland.

On Wednesday, July 23, 1958
11:00 A.M.

The purpose of this hearing be-
ing to determine whether or not
John A. Huber, Jr., legal owner of
the property on the East side of
Green Spring Drive, beginning
177 1/2 feet South of Tinsmun
Road; thence Southerly and bind-
ing on the East side of Green
Spring Drive 120 feet; thence
North 80 degrees 36 minutes East
236 feet; thence North 9 degrees
24 minutes West 128 feet; thence
South 80 degrees 36 minutes West
236 feet to the place of beginning,
Eighth District of Baltimore County,
should be granted an exception to
the Zoning Regulations of Bal-
timore County.

The Regulations to be excepted
is as follows:

Section 236.2 - Side Yard - 30 feet

The Reason for Variance:

To permit a side yard of 0 feet in-
stead of the required 30 ft.

The purpose of the petition is to
permit a side yard of 0 feet instead
of the required 30 feet.

Wilsie H. Adams
Zoning Commissioner
of Baltimore County.

July 4-11.

110.7379 REVISED AS PER
RECORD PRINT 1-11-56 RMR
3,970 FT OF 12" C.I. PIPE
JOHN MATRICCIANI CO.
443-7

LIST OF PIPE FITTINGS		
NO.	DESCRIPTION	SIZE
1	Valve	12"
1	Valve	6"
1	TEE	12" X 6"
1	DNFH	6"
1	Cap	12"
1	Blow	1 1/2"
1051	FT. C.I. PIPE	12"
17	FT. C.I. PIPE	6"
1	Cap	3"
1	Valve	4"
1	TEE	12" X 4"
1	Reducer	4" X 3"
1	C.I. Pipe	3"

NOTE: ROAD WILL BE
PLACED TO SUB-RADE
BY OTHERS AFTER
INSTALLATION OF WATER.

All Cuts to be 5:1

Obstructions shown on this drawing
are for the convenience of the Con-
tractor only. The County does not
warrant or guarantee the correct-
ness or the completeness of the
information given. The Contractor
must verify all such information to
his own satisfaction.

Crossing No. 1 N° 2

T.C. C.V. 580.41 - 580.09
Bot. H.W. 175.21 - 175.19
Top of 12" 175.23 - 175.10
C.I. 1.11 CL. 4.01

Notify Cons. Gas & Elec. Co.
(Lexington 9-8000, Ext. 691,
or nearest District Office)
5 days before starting work
shown on this drawing.

ROAD PERMIT AND GRADES		APPROVED FOR CITY OF BALTIMORE		BALTIMORE COUNTY METROPOLITAN DISTRICT	
PERMIT REQUESTED <i>None Requested</i>	DATE <i>6-10-55</i>	APPROVED <i>George A. Smith</i>	DATE <i>6-10-55</i>	APPROVED <i>George A. Smith</i>	DATE <i>6-10-55</i>
GRADE ESTABLISHED <i>None Requested</i>	DESIGNED BY <i>W. E. K. K. K.</i>	DIRECTOR OF PUBLIC WORKS	CHIEF ENGINEER		
PROFILE NUMBER <i>None Requested</i>	REG. NO. <i>2246</i>	ENGINEER <i>R. E. K. K. K.</i>	DEPARTMENT OF PUBLIC WORKS	DIVISION OF ENGINEERING	
DATE <i>6-6-55</i>	RIGHT OF WAY <i>55-120</i>	DATE <i>6-25-55</i>	APPROVED <i>John W. Smith</i>	APPROVED <i>David M. Fisher</i>	DATE <i>6-6-55</i>
	CHECKED <i>W. E. K. K. K.</i>		DIRECTOR	ASST. DIRECTOR OF PUBLIC WORKS	

BALTIMORE COUNTY		DEPARTMENT OF PUBLIC WORKS		DIVISION OF ENGINEERING	
12" WATER MAIN		GREEN SPRING DRIVE		FROM TIMONIUM ROAD TO A P. 2850' SOUTHERLY	
TIMONIUM		ELECT. DIST. NO. 5			

DATE	REVISION	BY
DRAWING COMPLETED		
KEY SHEET	SHEET	NO.
5-N-E	2	10.7379
POSITION SHEET	NO.	85-222
54.52 NW 3	2	FILE 443-7

