

RE: PETITION FOR VARIANCE TO ZONING REGULATIONS -
 Winsford Road, Fairmount Avenue, Wilfred Court, N.E. Cor. Fairmount and Locust-Valley Aves., 7th District
 Broadview Realty, Inc., Petitioner
 DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
 NO. 1192-V

Upon hearing on petition for variances to the Zoning Regulations of Baltimore County and it appearing that said regulations would result in practical difficulty and unnecessary hardship upon the petitioner and the variances requested would grant relief without substantial injury to the public health, safety and the general welfare of the locality involved, the variances requested should be granted, therefore:

It is this 25th day of September, 1958, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the said variances should be and the same are hereby granted, as follows:

- To permit a rear yard of 35 feet instead of the required 50 feet - W.S. Winsford Road 110' N. of Fairmount Avenue.
- To permit rear yards less than the required 50 feet; lot depth less than the required 115' and lot area of less than 2070 square feet - East Side Winsford Road, 565' North of Fairmount Avenue.
- To permit lot depths less than 115 feet for Lots Nos. 17 to 22, inclusive - N. S. Fairmount Ave. 218' East Winsford Road.
- To permit a rear yard of 46 feet for Lot No. 58 instead of the required 50 feet - East side Wilfred Court 36 feet north of Winsford Road.

BROADVIEW REALTY, INC. 200 2ND ST. BALTIMORE, MD. 21201

- To permit a rear yard of less than 50 feet for Lot No. 1 and lot No. 2; lot areas less than 2070 square feet for lot No. 2 and lot depths of less than 115 feet for lots Nos. 1 to 6, inclusive and side building line less than 55 feet for lot No. 1 - N.E. Cor. Fairmount and Locust-Valley Road.
- To permit rear yards of 40 feet for lot No. 53 instead of the required 50 feet and lot depths of less than the required 115 feet - North side of Wilfred Court 130 feet east of Winsford Road.

[Signature]
 Deputy Zoning Commissioner
 of Baltimore County

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF :
 BROADVIEW REALTY, INC. :
 BEFORE THE :
 ZONING COMMISSIONER :
 OF BALTIMORE COUNTY :

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

BROADVIEW REALTY, INC. Legal Owner

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

The Zoning Regulation to be exempted is as follows:

Section 214-1 - Lot Area and Width and Yard Dimensions - Rear yard of 50 feet required, lot depth of 115 feet required and lot area of not less than 2070 square feet.

The Reason For Variance:

To permit a rear yard of 35 feet instead of the required 50 feet.

Property situated:

All that parcel of Land in the Ninth District of Baltimore County on the West side of Winsford Road, beginning 140 feet North of Fairmount Avenue; thence Northerly and binding on the West side of Winsford Road 67 feet with a rectangular depth Westerly of 132 feet, being Lot No. 5, Block "A", Section "2", Plat of Stoneridge.

[Signature]
 Legal Owner

[Signature]
 Petitioner

ORDERED BY the Zoning Commissioner of Baltimore County this 25th day of August, 1958, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the petition 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 24th day of September, 1958, at 1 o'clock P. M.

Zoning Commissioner
 of Baltimore County

NOTICE OF PUBLIC HEARING
 8TH DISTRICT
 The public is hereby notified that there will be a hearing before the Zoning Commission of Baltimore County at the County Administration Building, 100 South Enoch Avenue, Towson, Maryland, on the Wednesday, September 24, 1958.
 At 10:00 A. M. the purpose of this hearing being to determine whether or not Broadview Realty, Inc. shall be permitted to petition for a Variance to the Zoning Regulations of Baltimore County to permit a rear yard of less than 50 feet, lot depths less than 115 feet and lot areas of less than 2070 square feet for lots Nos. 17 to 22, inclusive, on the West side of Fairmount Avenue and also for Lot No. 58 on the East side of Winsford Road. The average rear yard depth permitted in this case will be 46 feet. The public is invited to attend and to be heard. The hearing should be granted in accordance with the Zoning Regulations and Ordinance of Baltimore County.
 The Zoning Regulation to be exempted is as follows:
 Section 214-1 - Lot Area and Width and Yard Dimensions - Rear yard of 50 feet required, lot depth of 115 feet required and lot area of not less than 2070 square feet.
 The Reason for Variance:
 To permit a rear yard of less than 50 feet for Lot No. 58 instead of the required 50 feet.
 The purpose of this petition is to permit a rear yard of less than 50 feet for Lot No. 58.
 By Order of
 WALTER H. ADAMS,
 Zoning Commissioner of Baltimore County
 Sept. 24, 1958

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 18, 1958

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. known to each of us as follows:
 No. 211 on successive weeks before the 24th day of September, 1958, the first publication appearing on the 22nd day of September, 1958.

THE JEFFERSONIAN
[Signature]
 Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 9th Date of Posting 9-10-58
 Posted for Variance to Zoning Regulations
 Petitioner: Broadview Realty, Inc.
 Location of property: East side of Winsford Rd. etc. see plat
 Location of Signs: One sign 7' high x 4' wide on East side of Winsford Rd. and another sign 3' high x 4' wide on West side of Winsford Rd. and another sign 3' high x 4' wide on East side of Winsford Rd. and another sign 3' high x 4' wide on West side of Winsford Rd.
 Remarks:
 Posted by George S. Johnson Date of return 9-11-58

September 3, 1958
 \$150.00
 RECEIVED of George William Stephens, Jr. & Associates the sum of One Hundred and Eighty Dollars (\$180.00) to cover cost of six variances to the property situated in the Ninth District of Baltimore County, Broadview Realty, Inc., petitioner.
 Thank you.

Zoning Commissioner
 of Baltimore County

HEARD:
 Wednesday, September 24, 1958
 at 1:00 P. M.
 Room 100
 County Office Building
 111 N. Chesapeake Avenue
 Towson, Maryland

RECEIVED
 SEP - 3 1958
 COMPTROLLER'S OFFICE

01600-8167-12

77-30
412318



