

# PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF  
BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ELMER J. & EVA DUFF

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

Elmer J. Duff - Eva Duff Legal Owner  
of the property hereafter described hereby petition for a Variance to the  
Zoning Regulations for Baltimore County.

The Zoning Regulation to be excepted is as follows:

Section 4001.1 - Accessory buildings shall be located in rear yard only.

The Reason for Variance:

To permit an accessory building in the front yard instead of rear yard.

Property situate:

All that parcel of land in the First District of Baltimore County on the  
Northwest side of Dogwood Road, beginning 2640 feet Southwest of Ridge Road;  
thence Southwesterly and binding on the Northwest side of Dogwood Road 198  
feet; thence North 36 degrees West 561 feet; thence North 72 degrees 30  
minutes East 198 feet; thence South 37 degrees East 515.45 feet to the place  
of beginning.

Elmer J. Duff - Eva Duff  
Legal Owner

Route 5 Baltimore 7 MD  
Address  
Dogwood Rd

12/15/59  
22m

ORDERED by the Zoning Commissioner of Baltimore County  
this 22nd day of December, 1959,  
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  
January, 1959, at 2:00 o'clock  
P. M.

Zoning Commissioner  
of Baltimore County

Upon hearing on petition for a variance to the Zoning  
Regulations of Baltimore County to permit an accessory building to be  
erected in the front yard instead of in the rear yard and it appear-  
ing that said Regulations would result in practical difficulty and  
unnecessary hardship upon the petitioner and a variance to said  
Regulations would grant relief without substantial injury to the  
public health, safety and the general welfare of the locality, the  
variance requested should be granted, therefore:

It is this 22nd day of January, 1959, by the  
Deputy Zoning Commissioner of Baltimore County, ORDERED that the  
aforesaid petition for a variance to the Regulations be and the  
same is hereby granted which permits the erection of an accessory  
building in the front yard instead of the rear yard.

W. H. Adams  
Deputy Zoning Commissioner  
of Baltimore County

December 19, 1958

\$40.00

RECEIVED of Elmer J. Duff, petitioner, the sum of Thirty  
(\$30.00) dollars, being cost of petition, advertising and posting  
property situate - Northwest side of Dogwood Road, beginning 2640  
feet southwest of Ridge Road - 1st. District of Baltimore County.  
Thank you.

Zoning Commissioner  
of Baltimore County

PAID - Baltimore County, Md. - Office of Finance

HEARING:

Wednesday, January 7, 1959 8:30 a.m. - 9:00 a.m.

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

61.622

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 1st Date of Posting 1-7-59  
Posted for: variance to zoning regulations  
Petitioner: Elmer J. Duff  
Location of property: N.W. S. of Dogwood Rd. by 2640 ft. S.W. of Ridge Rd.  
Location of Signs: on N.W. S. of Dogwood Rd. 2700 ft. S.W. of Ridge Rd.  
Remarks:  
Posted by: Walter R. Thacker Date of return: 1-8-59

## OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS  
Baltimore, Md.  
THE HERALD-ARGUS  
Crownsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

January 10, 1959

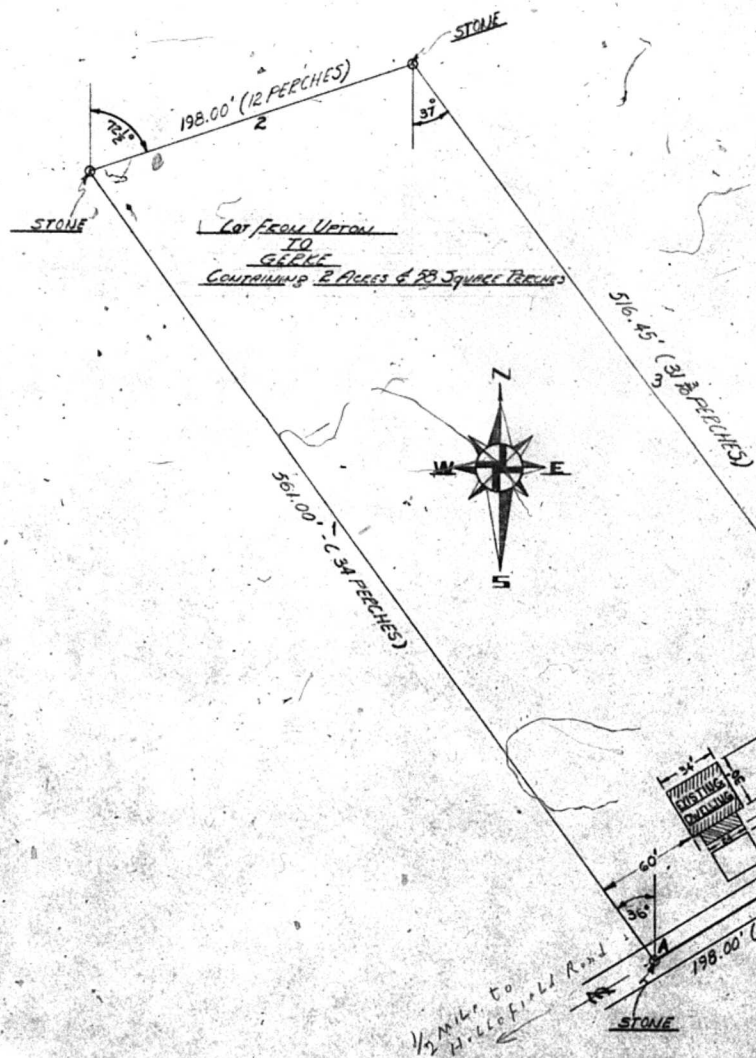
THIS IS TO CERTIFY, that the annexed advertisement of  
Wile H. Adams, Zoning Commissioner  
of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of  
three weekly newspapers published in Baltimore County, Mary-  
land, once a week for 2 successive weeks before  
the 10th day of January, 1959, that is to say  
the same was inserted in the issues of  
January 2-3, 1959.

## THE BALTIMORE COUNTIAN

By: Paul J. Morgan  
Editor and Manager

VARIANCE  
NOTICE OF HEARING  
1st DIST  
The public is hereby notified  
that there will be a hearing before  
the Zoning Commissioner of Bal-  
timore County in Room 108, Coun-  
ty Office Building, 111 N. Chesa-  
peake Avenue, Towson, Maryland,  
on Wednesday, January 21, 1959  
at 2:00 p.m.  
The purpose of this hearing be-  
ing to determine whether or not  
Elmer J. Duff legal owner of the  
property in the First District of  
Baltimore County on the north-  
west side of Dogwood Road, be-  
ginning 2640 feet southwest of  
Ridge Road, thence southwesterly  
and binding on the northwest side  
of Dogwood Road 198 feet; thence  
north 36 degrees west 561 feet;  
thence north 72 degrees 30 min-  
utes east 198 feet; thence south 37  
degrees east 515.45 feet to the  
place of beginning, should be  
granted an exception to the Zon-  
ing Regulations and Restrictions  
for Baltimore County.  
The Regulation to be excepted is  
as follows:  
Section 401.1 - Accessory build-  
ing shall be located in rear yard  
only.  
The reason for Variance:  
To permit an accessory build-  
ing in the front yard instead of  
rear yard.  
The purpose of the petition is  
to permit the accessory building  
to be located in the front yard  
instead of the rear yard.  
By Order of  
Wile H. Adams  
Zoning Commissioner  
of Baltimore County  
Jan. 59



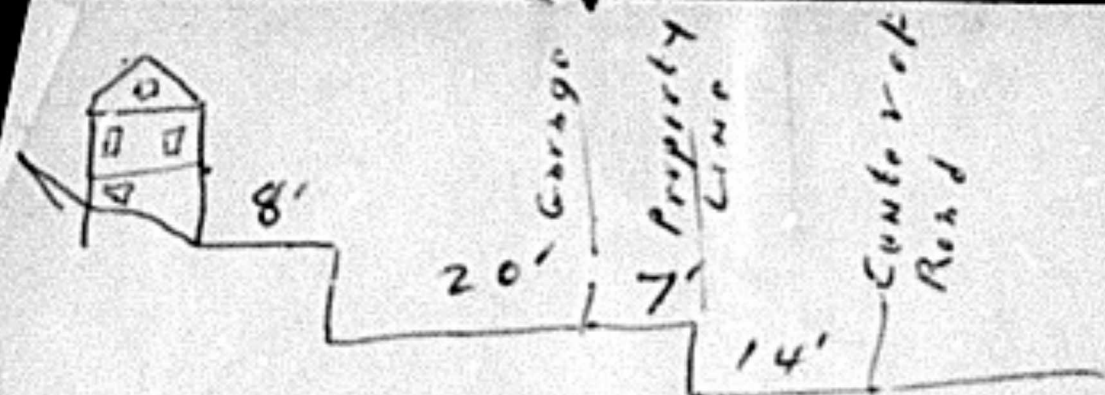
- Beginning Of Lot To Edward Gerke At "A" On Plat And Running Thence
1. N 36° W 34 PERCHES TO STONE
  2. N 72° E 12 " " "
  3. S 37° E 3 1/2 " " DOGWOOD ROAD
  4. S 59° W 12 " " BEGINNING, CONTAINING TWO ACRES AND FIFTY-EIGHT (58) SQUARE PERCHES OF LAND MORE OR LESS

ABOVE TAKEN FROM SURVEY MADE BY

John A. Denton, Dated  
April 1, 1903

DRAWN FOR

ELMER & EVA DUFF  
DEC. 2, 1958



House on Steep Hill 8' Porch  
in Front of House, Then  
Wall Which Will Form  
One Side of Garage Then  
20' Wide Garage, Then 7'  
to Property Line, Then  
14' to Center of Road.  
Can Not Go Up to House  
Level Because (1) Septic  
Tank and Dry Well (2)  
Very Steep