

RE: PETITION FOR VARIANCES TO  
ZONING REGULATIONS - W.S.  
Cinder Road Beg. 11th W.  
of Pot Spring Road, 8th  
Dist., Nathan Posner -  
Petitioner

BEFORE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
No. 4566-V

Upon hearing on petition for variances to the Zoning Regulations of Baltimore County to permit front yards less than the required 30 feet and side yard less than the required 25 feet, from the testimony presented at the hearing it was disclosed that the topography and street lay-out create a situation of odd shape lots, all meeting the necessary requirements as to size. The Office of Planning has given approval for the requested setbacks and it is the opinion of the Zoning Commissioner that the granting of the variances requested will not be detrimental to the safety, health and the general welfare of the locality involved.

It is this 28th day of January, 1959 by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for variances be and the same are hereby granted, which permit front yards of less than 30 feet for lots Nos. 5, 6, 7, 10, 11, 12 and 13 in Block "C" and lots Nos. 21, 19, 18, 17, 16, 15 and 12 in Block "D"; and side yard less than 25 feet for lot No. 6 in Block "C".

*William N. Adams*  
Zoning Commissioner of  
Baltimore County

WILLIAM N. ADAMS  
Zoning Commissioner  
of Baltimore County  
8th Dist.,  
No. 4566-V

# RECEIPT

Date: January 28, 1959

RECEIVED of: Nathan Posner, petitioner  
LOCATION OF PROPERTY: 1/2 of Cinder Rd. & W. of Pot Spring Rd.  
AMOUNT: \$43.50 PAID - Baltimore County, Md. - Office of Finance

1-2959 5884 • • • TIL- 4350

Zoning Commissioner  
of Baltimore County

01.600-84350

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 8th Date of Posting 1-14-59  
Posted to: Notice of Petition for Variance  
Petitioner: Nathan Posner  
Location of property: 1/2 of Cinder Rd. & W. of Pot Spring Rd.  
Location of Signs: On sign 168 ft. x 122 ft. 255 ft. x 122 ft. 525 ft. x 122 ft.  
Remarks: 750 ft. x 122 ft. x 122 ft. x 122 ft. x 122 ft. x 122 ft.  
Posted by: George A. Adams Signature Date of return: 1-15-59

## CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 16, 1959

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 2 successive weeks before the 22nd day of JANUARY, 1959, the first publication appearing on the 9th day of JANUARY, 1959.

The UNION NEWS

Manager

### NOTICE OF ZONING HEARING 8th DISTRICT

The public is hereby notified that there will be a hearing before the Zoning Commission of Baltimore County, at the County Office Building, 115 W. Calver Avenue, Towson, Maryland, on Wednesday, January 28, 1959, at 10:00 A.M. The purpose of this hearing being to determine whether or not Nathan Posner, legal owner of the property situated in the Eighth District, at the intersection of Cinder Road, beginning 14 feet West of Pot Spring Road, thence Westerly and binding on the North side of Cinder Road, 25.5 feet, thence South 60 degrees 06 minutes East 26.12 feet, thence South 86 degrees 22 minutes East 22.61 feet, North 3 degrees 37 minutes West 115 feet, South 86 degrees 19 minutes West 99.96 feet, South 86 degrees 19 minutes West 180 feet, North 7 degrees 02 minutes West 207.24 feet, North 49 degrees 31 minutes East 133.31 feet, South 87 degrees 20 minutes East 50.24 feet, North 83 degrees 54 minutes East 122 feet, North 6 degrees 33 minutes East 211.35 feet, South 87 degrees 47 minutes East 57.73 feet, North 59 degrees 11 minutes East 212.21 feet, South 66 degrees 19 minutes East 376.72 feet, South 9 degrees 03 minutes East 13.54 feet, South 25 degrees 39 minutes East 144.09 feet, South 2 degrees 33 minutes East 97.85 feet, South 9 degrees 09 minutes East 157 feet to the place of beginning, as shown on Part of Plat of Fountain Hill, Section No. 2, should be granted an exception in the Zoning Regulations, and the Zoning Regulations to be excepted are as follows: Section 203.2 - Front Yard - 30 feet; Section 208.3 - Side Yard - 25 feet. The Reasons for Variance: To permit front yards of less than the required 30 feet for lots 5, 6, 7, 10, 11, 12 and 13 of Block "C" and lots 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 of Block "D". To permit a side yard less than 25 feet for lot 6 in Block "C".

## PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF  
NATHAN POSNER  
BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

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

NATHAN POSNER Legal Owner

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

The Zoning Regulations to be excepted are as follows:

Section 203.2 - Front Yard - 30 feet.  
Section 208.3 - Side Yard - 25 feet.

The Reason for Variance:

To permit front yards of less than the required 30 feet for Lots 5, 6, 7, 10, 11, 12 and 13, Block "C", lot 6 of Block "D" and lots 12, 13, 14, 15, 16, 17, 18, 19 and 20 for Block "D". To permit a side yard less than 25 feet for lot 6 in Block "C".

Property situate:

All that parcel of land in the Eighth District of Baltimore County on the North side of Cinder Road, beginning 14 feet West of Pot Spring Road; thence Westerly and binding on the North side of Cinder Road 25.5 feet; thence the following courses and distances: North 60 degrees 06 minutes East 26.12 feet; South 86 degrees 22 minutes East 22.61 feet, North 3 degrees 37 minutes West 115 feet, South 86 degrees 19 minutes West 99.96 feet, South 86 degrees 19 minutes West 180 feet, North 7 degrees 02 minutes West 207.24 feet, North 49 degrees 31 minutes East 133.31 feet, South 87 degrees 20 minutes East 50.24 feet, North 83 degrees 54 minutes East 122 feet, North 6 degrees 33 minutes East 211.35 feet, South 87 degrees 47 minutes East 57.73 feet, North 59 degrees 11 minutes East 212.21 feet, South 66 degrees 19 minutes East 376.72 feet, South 9 degrees 03 minutes East 13.54 feet, South 25 degrees 39 minutes East 144.09 feet, South 2 degrees 33 minutes East 97.85 feet, South 9 degrees 09 minutes East 157 feet to the place of beginning, as shown on Part of Plat of Fountain Hill, Section #2.

1/28/59  
10 AM

filed  
1/28/59

*Modern Suburban Co.*  
*By Nathan Posner Pres.*  
Legal Owner

*973 Murray Bldg. (2)*  
Address

# GRADING PLAN — SUBURBAN GREENS —

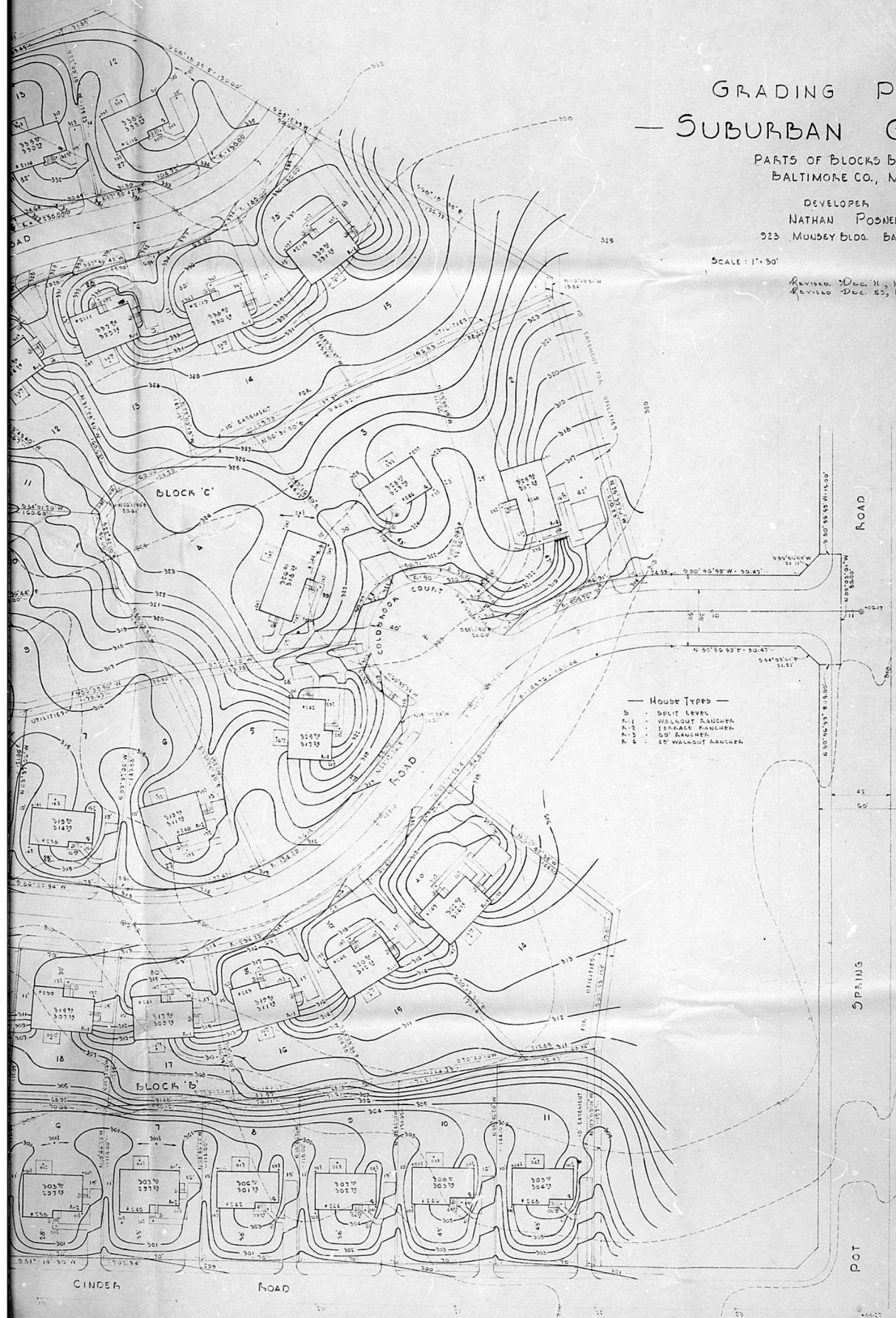
PARTS OF BLOCKS B, C, D, IF  
BALTIMORE CO., MD.

DEVELOPER  
NATHAN POONER  
923 MONSEY BLDG. BALTO., MD.

SCALE: 1" = 30'

AUG. 12, 1956

Revised Dec. 11, 1956  
Revised Dec. 23, 1956





Gerald F. Nelson  
Land Planner  
for  
MATZ, CHILDS & ASSOC.  
5704 BELLONA AVE, BALTO, MD.

