ORDERED by the Zoning Commissioner of Baltimore County this 6th day of March, 19 59, 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 6th day of April, 19 59, at 2 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 a lot size of 16,144 square feet in an "R-20" Zone instead of the required 20,000 square feet, and it appearing that said Regulations would not result in practical difficulty and unnecessary hardship upon the petitioner but would result in substantial injury to the public health, safety and the general welfare of the locality, the variance should be denied, therefore:

It is this 7th day of April, 1959, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a variance to the Zoning Regulations should be and the same is hereby denied.

Deputy Zoning Commissioner of
Baltimore County

#4617-V

ED. WHITEHURST, INC.
E/s of Northleigh Rd., beg. 117' N. of Charmuth Road
8th Dist.
#4617-V

5

#4617-V

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF : BEFORE THE
: ZONING COMMISSIONER
ED. WHITEHURST, INC. : OF BALTIMORE COUNTY
:

For Variance to the Zoning Regulations

To the Zoning Commissioner of Baltimore County

Ed. Whitehurst, Inc. 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 205.1 - Lot Area - 20,000 square feet required

The Reason for Variance:

To permit a lot of 16,144 square feet instead of the required 20,000 square feet.

Property situate:

All that parcel of land in the Eighth District of Baltimore County on the East side of Northleigh Road, beginning 117 feet North of Charmuth Road; thence Northerly and binding on the East side of Northleigh Road 110 feet; thence South 70 degrees 56 minutes East 156.59 feet; thence South 30 degrees 43 minutes West 112.31 feet; thence North 70 degrees 56 minutes West 113.93 feet to the place of beginning, being Lot No. 2, Section 2, Plat of Dulaney Forest.

Edward W. Whitehurst for
Legal Owner
Ed. Whitehurst, Inc.

Attorney: _____

Address: 326 Rosebank Ave. Balto. 12
Address

4/1/59
2 P.M.

1 P 5 0265
PHILLIPS 2/25

Department Of Public Works
BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

From J. Fred Offutt March 2, 1959

To Wilson H. Adams

Subject Zoning Variance
Parcel A, Lot 2 of Block H, Dulaney Forest
District 8
(Mr. Edward W. Whitehurst)

Reference is made to a Zoning Application for a Variance for Parcel A, Lot 2 of Block H, Dulaney Forest, 8th District, whereby Mr. Edward W. Whitehurst, 326 Rosebank Avenue, Baltimore 12, Maryland, is requesting that this Parcel A or Lot 2 be divided in half for two lots instead of one. Since this is an R-20 Zone, both lots would be substandard.

If this lot is rezoned, we would like to request that a plat be filed (because this is a resubdivision of a lot) and that all Baltimore County requirements for Planning and Engineering be complied with before the Variance becomes effective.

J. Fred Offutt
J. Fred Offutt
Chief - Permit Section
Division of Land Development

JFO:ls

cc: Mr. Hall

ZONING DEPARTMENT OF BALTIMORE COUNTY

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON 4, MARYLAND
VA. 3-3000

WILBUR H. ADAMS
ZONING COMMISSIONER

JOHN G. ROSE
DEPUTY ZONING COMMISSIONER

WILLIAM I. SCHOTT
ZONING ENGINEER

JEANETTE C. HARRIS
ADMINISTRATIVE ASSISTANT

NOTICE OF HEARING

Re: Ed. Whitehurst, Inc.
E/s of Northleigh Rd.
N. of Charmuth Rd.

TIME: 2:00 P. M.

DATE: Monday, April 6, 1959

PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue
Towson, Maryland

PAID — Zoning Commissioner of Baltimore County
Office of Finance
3-1959 16:19 PM 30.00
RECEIPT

Date: March 17, 1959

RECEIVED of: Ed. Whitehurst, Inc.

LOCATION OF PROPERTY: E/s. of Northleigh Rd., beg. 117' N. of Charmuth Rd.

AMOUNT: $30.00

Zoning Commissioner
of Baltimore County

01-622-$30.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#4617

District 8th Date of Posting 3-25-59

Posted for: Variance to Zoning Regulations

Petitioner: Ed. Whitehurst, Inc.

Location of property: E/S of Northleigh Rd., 117 ft. North of the E/side of Charmuth Rd.

Location of Signs: East side of Northleigh Rd. 117 ft. North of Charmuth Rd.

Remarks:

Posted by Hugh A. Sherman Date of return: 3-26-59
Signature

NOTICE OF ZONING HEARING
8th DISTRICT

The public is hereby notified that there will be a hearing before the Zoning Commissioner of Baltimore County in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

on Monday, April 6, 1959
at 2:00 P.M.

The purpose of the hearing being to determine whether or not Edward W. Whitehurst, Inc., legal owner of the property, lying on the East side of Northleigh Road, beginning 117 feet North of Charmuth Road; thence Northerly and binding on the East side of Northleigh Road 110 feet; thence South 70 degrees 56 minutes East 156.59 feet; thence South 30 degrees 43 minutes West 112.31 feet; thence North 70 degrees 56 minutes West 113.93 feet to the place of beginning, should be granted an exception to the Zoning Regulations and Restrictions for Baltimore County.

The Zoning Regulation to be excepted is as follows:

Section 205.1 - Lot Area - 20,000 square feet required

The Reason for Variance:

To permit a lot of 16,144 square feet instead of the required 20,000 square feet.

The proper of the petition is to permit a lot of 16,144 square feet instead of the required 20,000 square feet.

By order of
WILBUR H. ADAMS
Zoning Commissioner
of Baltimore County.
3-26-2

CERTIFICATE OF PUBLICATION

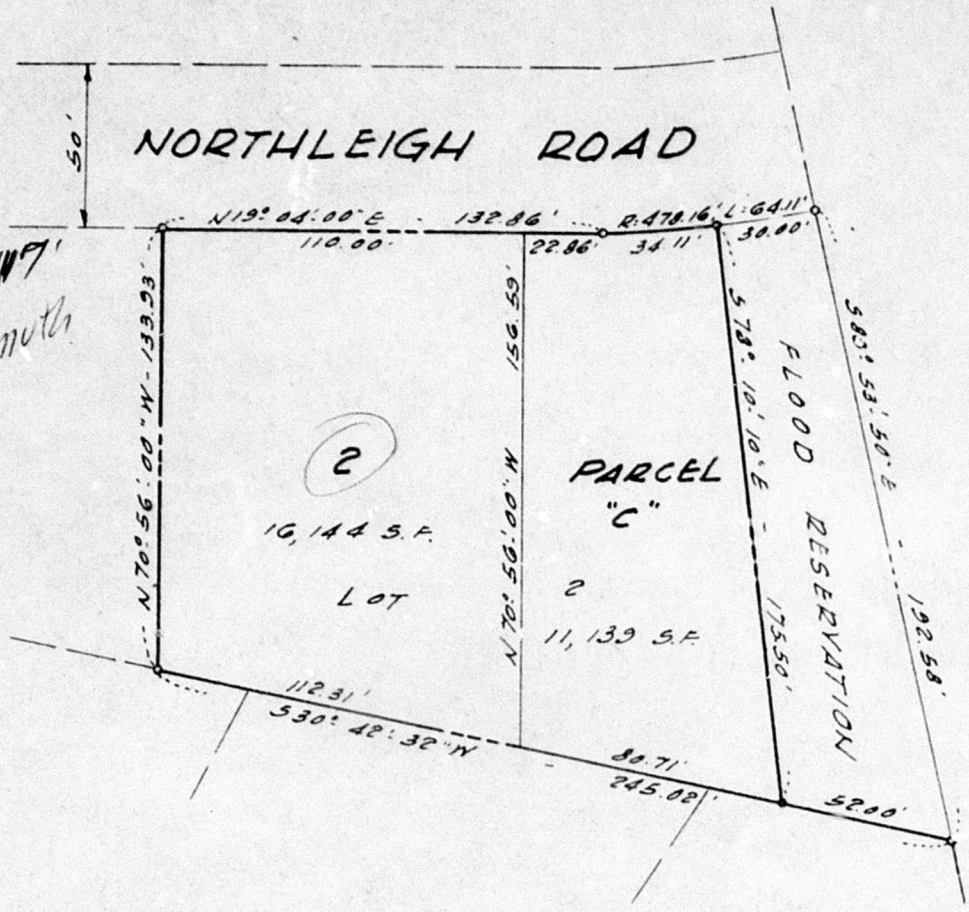
TOWSON, MD., March 27th, 1959

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 two successive weeks before the 8th day of April, 1959, the first publication appearing on the 26th day of March, 1959.

The UNION NEWS
W. F. Hopkins
Manager.

REVISION OF PARCELS A & B
SECTION II
"DULANEY FOREST"
G.L.B. 24 FOLIO 33

R-20



Ed. Whitehurst INC
3-2-6 Rosebank Ave
(12)

MATZ, CHILDS & ASSOCIATES
5704 BELLONA AVENUE, BALTIMORE 12, MD.

Scale: 1" = 50' Issued: 2-9-59

ID-5-0360