

RE: PETITION FOR VARIANCES TO
Sections 202.1, 202.2 and
202.4 of the Zoning Regula-
tions - DuMont Road & W.
Ymwell Court 8th District -
Dale Homes Inc., and Record
Homes, Inc., Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 4762-V

Upon hearing on petition for variances to Section 202.1
of the Regulations to permit a lot area of 39,300 square feet instead
of the required 40,000 square feet on Lot No. 20, Block "D"; to permit
a lot area of 33,700 square feet instead of the required 40,000 square
feet and a width at the front building line of 135 feet instead of the
150 feet on Lot No. 21, Block "D"; and, to permit a lot area of 34,700
square feet instead of the required 40,000 square feet on Lot No. 21-A,
Block "D" and a setback of 40 feet instead of the required 50 feet as
provided in Section 202.2, of the Regulations, and a rear yard of 45 feet
instead of 50 feet as provided in Section 202.4, and it appearing that
said Regulations would result in practical difficulty and unnecessary
hardship upon the petitioner and the requested variances would grant
relief without substantial injury to the public health, safety and the
general welfare of the locality involved, the variances should be granted,
therefore:

It is this 15th day of October, 1959, by the Zoning
Commissioner of Baltimore County, ORDERED that the following variances
should be and the same are hereby granted, as shown on plat of "Valley
Crest":

Lot No. 20, Block "D" - Lot area of 39,300 square
feet instead of the required 40,000 square feet.
Lot No. 21, Block "D" - Lot area of 33,700 square
feet instead of the required 40,000 square feet and
a width at front building line of 135 feet instead
of the required 150 feet.
Lot No. 21-A, Block "D" - Lot area of 34,700 square
feet instead of the required 40,000 square feet and a
setback of 40 feet instead of 50 feet as provided in
Section 202.2, and a rear yard of 45 feet instead of
50 feet as provided in Section 202.4, of the Regulations.

William H. Adams
Zoning Commissioner
of Baltimore County

IN THE MATTER OF
Dale Homes Inc.
and
Record Homes Inc.

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

Dale Homes Inc. and Record Homes Inc.,
of the property hereinafter described hereby petition for a Variance to the
Zoning Regulations of Baltimore County.

The Zoning Regulation to be accepted as follows:

Section 202.1 - Lot Area - 40,000 square feet.

The Reasons for Variances

Lot # 20 - To permit a lot area of 39,300 square feet instead of the required
40,000 square feet.
Lot # 21 - To permit a lot area of 33,700 square feet instead of the required
40,000 square feet and the lot with a width at the front building line of
135 feet instead of the required 150 feet.

Lot # 21-A - To permit a lot area of 34,700 square feet instead of the
required 40,000 square feet. Setback of 40 feet instead of the required
50 feet as in Section 202.2 of Zoning Regulations and a rear yard of
45 feet instead of the required 50 feet as in Section 202.4.

Property situated:

All that parcel of land in the Eighth District of Baltimore County
on the North side of DuMont Road, said parcel being Southwesterly 166.15 feet
along the said North side of DuMont Road from the centerline of Ymwell Court;
thence binding on said North side of DuMont Road the following two (2)
courses and distances: (1) South 11 degrees 25 minutes 00 seconds West
70.00 feet; (2) Southwesterly along a curve to the left with a radius of
544.20 feet for a distance of 131.71 feet; thence North 51 degrees 18 minutes
00 seconds East 206.97 feet; thence North 15 degrees 36 minutes 10 seconds
East 221.03 feet; thence South 18 degrees 35 minutes 00 seconds East 166.36
feet to the point of beginning.

Lot # 21 - Block "D"

Beginning for the same at a point on the North side of DuMont
Road, said point being Southwesterly 311.10 feet along the said North side
of DuMont Road from the centerline of Ymwell Court; thence binding on said
North side of DuMont Road the following two (2) courses and distances:
(1) Southwesterly along a curve to the left with a radius of 300.00 feet
for a distance of 10.24 feet; (2) South 11 degrees 25 minutes 00 seconds
West 100.00 feet; thence North 18 degrees 35 minutes 00 seconds East
166.36 feet; thence North 00 degrees 16 minutes 30 seconds East 125.25 feet
to a point on the South side of Ymwell Court; thence binding on said South
side of Ymwell Court the following two (2) courses and distances: (1) South
18 degrees 35 minutes 00 seconds East 135.00 feet; thence South 18 degrees
35 minutes 00 seconds East 95.15 feet to the point of beginning.

9/30/59
Oct 14, 1959
WMA

Rec'd 9/10/59

Lot 21-A - Block "D"

Beginning for the same at a point on the North side of
DuMont Road said point being Southwesterly 165.00 feet from the centerline
of Ymwell Court; thence binding on said North side of DuMont Road the
following two (2) courses and distances: (1) South 74 degrees 55 minutes
10 seconds West 111.00 feet; (2) Southwesterly along a curve to the left
with a radius of 300.00 feet for a distance of 115.05 feet; thence North
18 degrees 35 minutes 00 seconds East 99.15 feet; thence North 00 degrees
36 minutes 30 seconds West 82.37 feet to a point on the South side of
Ymwell Court; thence binding on said South side of Ymwell Court the following
three (3) courses and distances: (1) North 85 degrees 23 minutes 30 seconds
East 299.46 feet; (2) Southwesterly along a curve to the right with a radius
of 55.00 feet for a distance of 76.35 feet; (3) Southwesterly along a curve
to the right with a radius of 20.00 feet for a distance of 31.12 feet to the
point of beginning.

DALE HOMES Inc.
RECORD HOMES Inc.

William H. Adams
Zoning Commissioner
of Baltimore County

700 Fairmount Avenue, Towson, Md.
Address

OFFICE OF PLANNING

Inter-Office Correspondence

From: George E. Cavelli
To: William H. Adams, Zoning Commissioner
Subject: #4762-V. Variance to lot area, lot
width, or front yard set back for lots
20, 21, and 21A, Block G
Valley Crest subdivision, DuMont Road
and Ymwell Court
9th Election District
(9:30 P.M.)

The Office of Planning has reviewed the subject petition for variances and has
no adverse comment to make.

GE:Gad

October 15, 1959

Dale Homes Inc.
& Record Homes Inc.
700 Fairmount Avenue
Towson 1, Maryland

Re: N/S DuMont Rd. & SW 166.15' from
centerline of Ymwell Court
8th District
Dale Homes & Record Homes--Petitioners

Gentlemen:

Thank you very much for your check in the amount of
Twenty Dollars and Twenty-five Cents (\$20.25) to cover the
additional advertising fee on the above subject.

FAB - Baltimore County - Office of Planning

Yours very truly,

10-15-59 6993 • TIL- 2025
10-15-59 6993 • TIL- 2025
William H. Adams
Zoning Commissioner
of Baltimore County

0166 #20.25

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. BALTIMORE AVE.
TOWSON 1, MARYLAND
VA. 8-3000

WILLIAM H. ADAMS
ZONING COMMISSIONER

Dale Homes Inc. & Record Homes Inc.
700 Fairmount Avenue
Towson 1, Md.

Re: N/S DuMont Rd. & SW 166.15' from centerline
of Ymwell Court
8th District
Dale Homes Inc. & Record Homes Inc.--Petitioners

DATE: 10/10/59

DATE: Wednesday, October 14, 1959

PLACES: Room 106-A, County Office Building, 111 W. Baltimore Avenue,
Towson, Maryland

NOTICE OF HEARING

DATE: 10/10/59

DATE: Wednesday, October 14, 1959

PLACES: Room 106-A, County Office Building, 111 W. Baltimore Avenue,
Towson, Maryland

RECEIPT

PAID - Baltimore County, Md. - Office of Planning

RECEIVED of: Record Homes Inc.

LOCATION OF PROPERTY: 166.15' from centerline of Ymwell Court

AMOUNT: \$ 36.00

0167 \$ 36.00

RECEIPT

PAID - Baltimore County, Md. - Office of Planning

RECEIVED of: Record Homes Inc.

LOCATION OF PROPERTY: 166.15' from centerline of Ymwell Court

AMOUNT: \$ 36.00

0167 \$ 36.00

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 24, 1959
THIS IS TO CERTIFY that the notice of hearing and petition for
variance published in the COUNTY Paper, Inc., a weekly news-
paper printed and published at Towson, Baltimore County,
Md., were in each of 2 consecutive weeks before the
14th day of October, 1959, the first
publication appearing on the 14th day of
Sept. 1959.

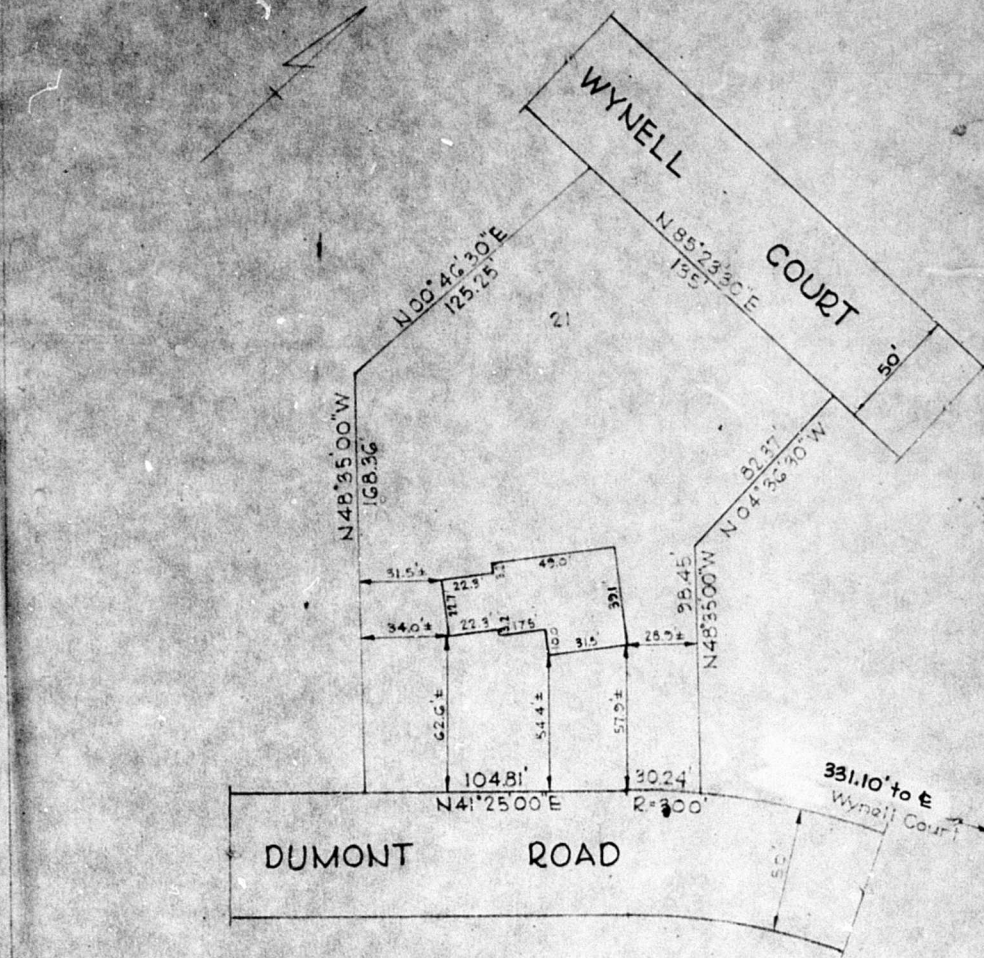
THE COUNTY Paper, Inc.
William H. Adams
Zoning Commissioner
Towson, Maryland

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 8th
Posted for: Variance to Zoning Regulations
Petitioner: Dale Homes Inc. & Record Homes Inc.
Location of property: 166.15' from centerline of Ymwell Court
Location of sign: 166.15' from centerline of Ymwell Court
Date of sign: 10/10/59
Posted by: George R. Adams
Date of return: 10-1-59



LOT 21 . BLOCK G
VALLEY CREST

Scale: 1" = 50'

DIST. NO 8 BALTIMORE COUNTY, MD.

or 100
9/22/57

