

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF
Stewart C. Hale
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

Stewart C. Hale 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 as follows:

Section 238.1 - Front Yard - 25 feet
Section 238.2 - Side Yard - 30 feet

The Reasons for Variance:

To permit a front yard of 21.04 feet instead of the required 25.
To permit a North side yard of 0 feet and a South side yard of 26.1 feet
and a rear yard of 0 feet instead of the required 30 feet.

Property situated:

All that parcel of land in the Ninth District of Baltimore
County on the Northwestern corner of York Road and Gerard Avenue; thence
running Northerly and binding on the West side of York Road 79 feet with
an average rectangular depth Westerly of 18 feet and binding on the
North side of Gerard Avenue to the place of beginning as shown on plot
plan as filed with the Zoning Department of Baltimore County.

Stewart C. Hale
Legal Owner

205 Wildon Dr.
Address

10/24/59

3:00

1-SIGN



Notary
Charles H. Held
Record 8/19 - TOWSON

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 16, 1959

THIS IS TO CERTIFY, That the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~on~~
October 2, 1959, before the 28th
day of October, 1959, the first publication
appearing on the 9th day of October
1959.

THE JEFFERSONIAN

Frank Thurston
Manager

Cost of Advertisement, \$

NOTICE OF HEARING
5TH DISTRICT
The public is hereby notified that there
will be a hearing before the Zoning Com-
missioner of Baltimore County Room 106,
County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland,
On Wednesday, October 28, 1959
At 3:00 P. M.
The purpose of said hearing being to de-
termine whether or not Stewart C. Hale,
legal owner of the property on the north-
western corner of York Road and Gerard
Avenue; (hereinafter referred to as the
property) is entitled to a variance from the
front yard, side yard and rear yard re-
quirements of the Zoning Regulations of
Baltimore County.
The variance is to be granted if the owner
of the property can prove to the satisfac-
tion of the Zoning Commissioner that the
variance is necessary for the proper use
of the property and that the granting of
the variance will not be injurious to the
public health, safety and general welfare
of the community.
The Zoning Regulations to be exempted is as
follows: 238.1 - Front Yard - 25 feet.
238.2 - Side Yard - 30 feet.
The Reasons for Variance:
To permit a front yard of 21.04 feet in-
stead of the required 25 feet.
To permit a North side yard of 0 feet and
a South side yard of 26.1 feet instead of
the required 30 feet.
To permit a rear yard of 0 feet instead of
the required 30 feet.
The property is situated on the north-
western corner of York Road and Gerard
Avenue, in the 5th District of Baltimore
County.
By Order of
WILLIAM H. ADAMS
Zoning Commissioner of
Baltimore County
Oct. 16, 1959

ORDERED by the Zoning Commissioner of Baltimore County
this 15th day of September, 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 28th day of
October, 1959, at 3:00 o'clock
P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for a variance to the
Zoning Regulations of Baltimore County to permit a front yard
setback of 21.04 feet instead of the required 25 feet and to
permit a north side yard of 0 feet and a south side yard of
26.1 feet and a rear yard of 0 feet instead of the required 30 feet,
and it appearing that the Regulations would result in practical
difficulty and unnecessary hardship upon the petitioner and
a variance to said regulations would grant relief without sub-
stantial injury to the public health, safety and the general
welfare of the locality involved, the variance should be granted,
therefore:

It is this 20th day of October, 1959, by the
Deputy Zoning Commissioner of Baltimore County, ORDERED that
the aforesaid variance should be and the same is hereby granted
which permits a front yard of 21.04 feet instead of the required
25 feet and a north side yard of 0 feet and south side yard of
0 feet and a rear yard of 0 feet instead of the required 30
feet.

Deputy Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson 4, Maryland
VA. 2-3000

WILLIAM H. ADAMS
Zoning Commissioner

NOTICE OF HEARING

Mr. Stewart C. Hale
205 Wildon Drive
Towson 4, Md.

Re: NW/Cor. York & Gerard Rds.
9th District
Stewart C. Hale-Petitioner

TIME: 3:00 P.M.

DATE: Wednesday, October 28, 1959

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

Zoning Commissioner
of Baltimore County

R 3441 - Baltimore County, Md. - Office of Planning

RECEIVED of: Stewart C. Hale
LOCATION OF PROPERTY: see above
AMOUNT: \$30.00

01677 430.00

Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Posted for: Variance to Zoning Regulations
Petitioner: Stewart C. Hale
Location of property: NW/Cor. York and Gerard Rds.
Location of Signs: Northwest Corner of York and Gerard Roads
Remarks:
Posted by: George R. Harrison
Date of return: 10-15-59

#4771

Date of Posting 10-14-59

Rec. 10/14/59

GERARD AVE.

YORK ROAD

