

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF
Carroll & Estelle Simmons

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

Carroll Simmons
Estelle Simmons Legal Owner
of the property hereinafter described hereby petition for a Variance to the
Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted as follows:

Section 211.1 - Lot width - 55 feet

The Reasons for Variance:

To permit two houses to be built each on a 50 foot front lot instead of
required 55 foot front lot.

Property sitsuate:

All that parcel of land in the Fifteenth District of Baltimore County
on the Southwest side of Homberg Avenue beginning 2200 feet Southwest of
Eastern Avenue, thence Southeasterly and baring on the Southwest side of
Homberg Avenue 150 feet with a rectangular depth Southeasterly of 200 feet
being lot #39, Homberg's plat.

Carroll Simmons
Estelle Simmons
Legal Owner

717 Eastern Ave Balto 21 Md
Address

ORDERED by the Zoning Commissioner of Baltimore County
this 19th day of October, 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 2nd day of
December, 1959, at 2:00 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 2 houses to be built
on lots having a width of 50 feet at the front building line instead of
the required 55 feet, at the front building line, from the plat submitted
the area in which the subject property is located is practically sur-
rounded with 50 foot lots.

To deny the variance would result in practical difficulty
and unnecessary hardship upon the petitioner and a variance would grant
relief without substantial injury to the public health, safety and the
general welfare of the locality involved.

It is this 2nd day of December, 1959, by the Zoning
Commissioner of Baltimore County, ORDERED that the aforesaid variance
should be and the same is hereby granted which permits the erection of
two houses on southeast side of Homberg Avenue, 2200 feet southeast
of Eastern Avenue, on lots having a width of 50 feet at the front
building line instead of 55 feet as provided under Section 211.1 of the
Regulations.

John H. Adams
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON 4, BALTIMORE
MD. 21204

MICHAEL H. DILL
DIRECTOR
WILLIAM H. ADAMS
ZONING COMMISSIONER

NOTICE OF HEARING

Carroll & Estelle Simmons
717 Eastern Ave. #2A

Re: 50/55 Homberg Ave., 2200 SE Eastern Ave.,
15th District
Carroll Simmons & Estelle Simmons-Petitioner

TIME: 2:00 P.M.

DATE: Wednesday, December 2, 1959 at 2:00 P.M.

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

Zoning Commissioner
of Baltimore County

RECEIPT

PAID - Baltimore County, Md., - Office of Finance

Date: 11/9/59

RECEIVED of: Carroll & Estelle Simmons \$ 30.00

LOCATION OF PROPERTY: 717 Eastern Ave.

AMOUNT: \$ 30.00

0/6/59 \$ 30.00

Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 13, 1959.

THIS IS TO CERTIFY, That the annexed advertisement
was published in The COUNTY Paper, Inc., a weekly news-
paper printed and published in Towson, Baltimore County,
Md., once in each of successive weeks before the
20th day of December, 1959, the first
publication appearing on the 13th day of
November, 1959.

The COUNTY Paper, Inc.
Editor Office Manager

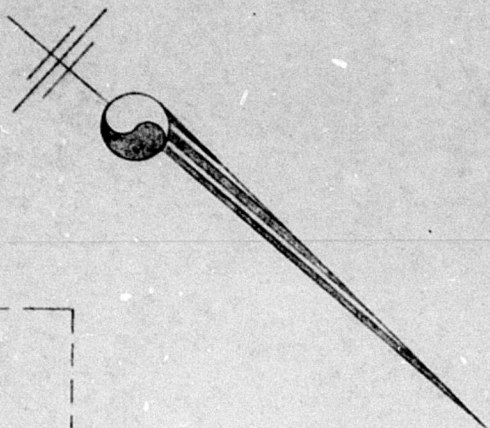


CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

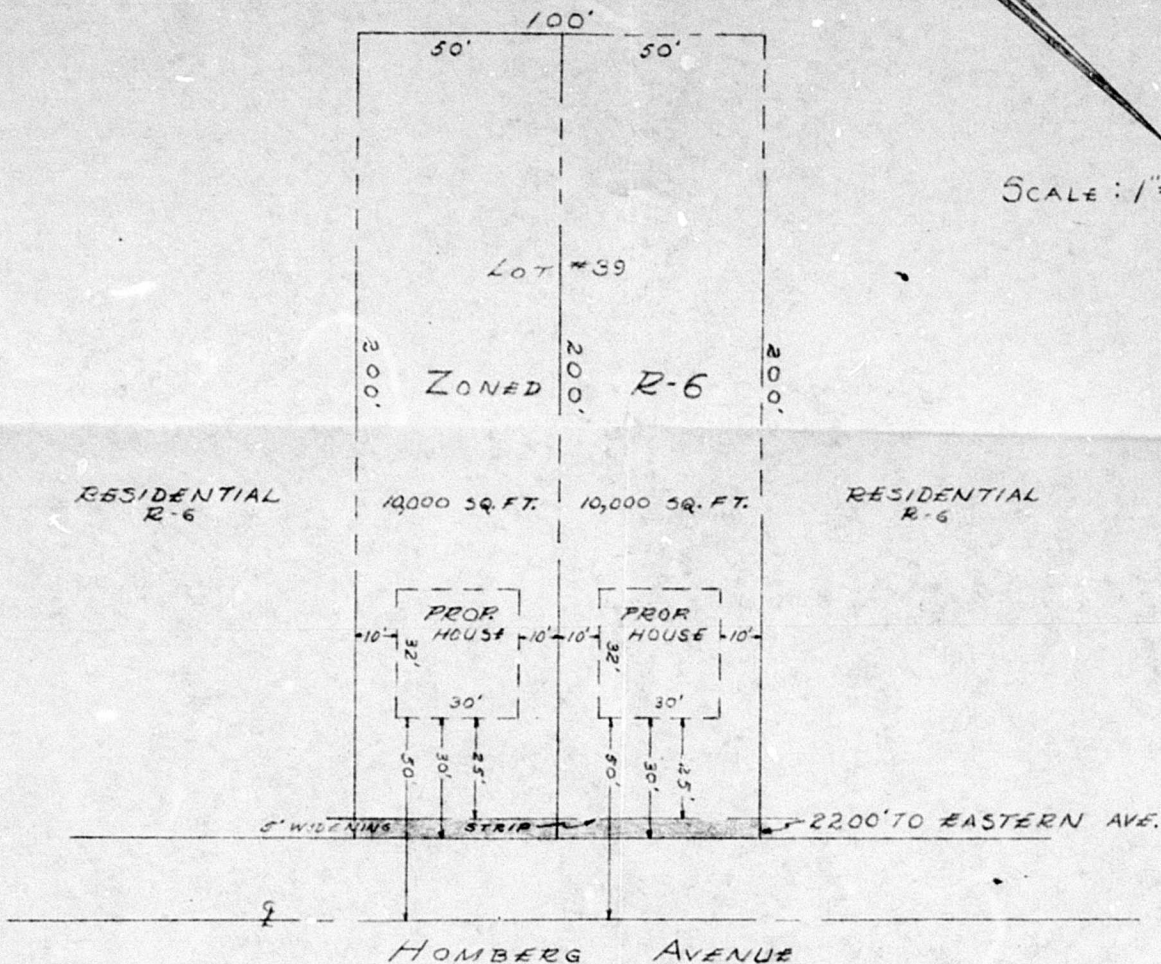
District: 15th Date of Posting: 11-18-59
Posted for: Variance to Zoning Regulations
Petitioner: Carroll & Estelle Simmons
Location of property: S.W. of Homberg Ave. 2200 ft. S.E. of Eastern Ave.
Remarks: Saw Board of Baltimore Avenue
Posted by: George R. Hume Date of return: 11-18-59

HOMBERG'S PLAT
LIBER 6, FOLIO 124
LOT #39

15TH DISTRICT



SCALE: 1"=40'



BOTH UTILITIES EXISTING.
ALL LOTS IN AREA ARE 50' WIDE.

"VARIANCE FOR FRONT LOT WIDTH"
MR. CARROLL SIMMONS
717 EASTERN AVENUE
BALTIMORE 21, MD.

REC 10/8/59