

ORDERED by the Zoning Commissioner of Baltimore County this 11th day of January, 1960, 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 17th day of February, 1960, at 10:00 o'clock A.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for a variance to Section 211.3 of the Zoning Regulations of Baltimore County to permit a side setback from the side street of 24.2 feet instead of the required 30 feet, the house erected on the property in question having had the approval of the Building Inspector and it being apparent that both the developer and the County erred since the construction has been completed, to deny the variance requested would cause unreasonable hardship and practical difficulty upon the petitioner, therefore, the variance should be granted.

It is this 17th day of February, 1960, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid variance should be and the same is hereby granted which permits a setback from the side street of 24.2 feet instead of the required 30 feet.

Walter H. Adams
Zoning Commissioner of
Baltimore County



2/17/60
10:00 A.M.

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF : BEFORE THE
: ZONING COMMISSIONER
: OF BALTIMORE COUNTY

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

BELLE, INC., a body corporate of the State of Maryland 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 211.3 - Side Street side Yard-30 feet

The Reasons for Variance:

To permit a side street side yard of 24.2 feet instead of required 30 feet

Property situated:

All that parcel of land in the Second District of Baltimore County on the Northwest corner of Bonnie Bree and Three Oaks roads; thence running Northwesterly and binding on the West side of Bonnie Bree Road 90 feet; thence South 60 degrees 00 minutes West 127.07 feet; thence South 43 degrees 30 minutes West 104.26 feet to the North side of Three Oaks Road; thence running Easterly and binding on the North side of Three Oaks Road 105.25 feet to place of beginning, being lot 224 about one half of Belle Farms Station.

BELLE, INC.

LEGAL OWNER
Robert H. Minter
Partner

3112 Old Forest Road Pikesville 6, Md.
ADDRESS

1-5/16/61

OFFICE OF PLANNING

Inter-Office Correspondence

From George F. Gurrella February 15, 1960

To Wilese H. Adams, Zoning Commissioner

Subject: Wilese H. Adams Variance to permit a side yard setback of 24.2 feet instead of the required 30 feet. Northwest corner of Bonnie Bree and Three Oaks Roads. Being property of Belle, Inc. 2nd District

Hearing: Wednesday, February 17, 1960 (10:00 A.M.)

The Office of Planning has reviewed the subject petition and has no comment to make pro or con.

020:ad

NOTICE OF PUBLIC HEARING

2nd DISTRICT
To: Public Hearing notified
Re: The Zoning Commission of
Baltimore County, Maryland
City Office Building, 111 W.
Chesapeake Avenue, Catonsville,
Maryland

On Wednesday, February 17, 1960

The purpose of this hearing is to determine whether or not there will be a hearing before the Zoning Commission of Baltimore County on the proposed Variance to the Zoning Regulations of Baltimore County, Maryland, to permit a side street side yard of 24.2 feet instead of the required 30 feet on the Northwest corner of Bonnie Bree and Three Oaks Roads, being property of Belle, Inc., 2nd District.

The proposed Variance is as follows:
Section 211.3 - Side Street side Yard - 30 feet.
The Reason for Variance:
To permit a side street side yard of 24.2 feet instead of the required 30 feet.
The property is located at the Northwest corner of Bonnie Bree and Three Oaks Roads, being property of Belle, Inc., 2nd District.

WILESE H. ADAMS
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Jan 29 - 1960

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS THE HERALD-ARGUS
Baltimore, Md. Catonsville, Md.
Dundalk, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

February 6, 1960.

THIS IS TO CERTIFY, that the annexed advertisement of Wilese H. Adams, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before 6th day of February, 1960, that is to say the same was inserted in the issues of January 29, Feb. 5, 1960.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting 2-3-60
#41877
Posted for Variance to Zoning Regulations
Petitioner: Belle, Inc.
Location of property: Northwest corner of Bonnie Bree and Three Oaks Roads, being property of Belle, Inc., 2nd District.
Location of Sign: Posted on property, Bonnie Bree 4745, Northwest corner.
Remarks: See above. Date of return: 2-4-60

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland
VA 8-2000

NOTICE OF HEARING

Belle Incorporated
3112 Old Forest Rd.
Pikesville 6, Md.

Re: Mr./Mrs. Bonnie Bree & Three Oaks Rd.
Belle, Inc. - Petitioner
2nd District

TIME: 10:00 A.M.

DATE: Wednesday, February 17, 1960

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

Towson, Maryland

Zoning Commissioner
of Baltimore County

RECEIPT

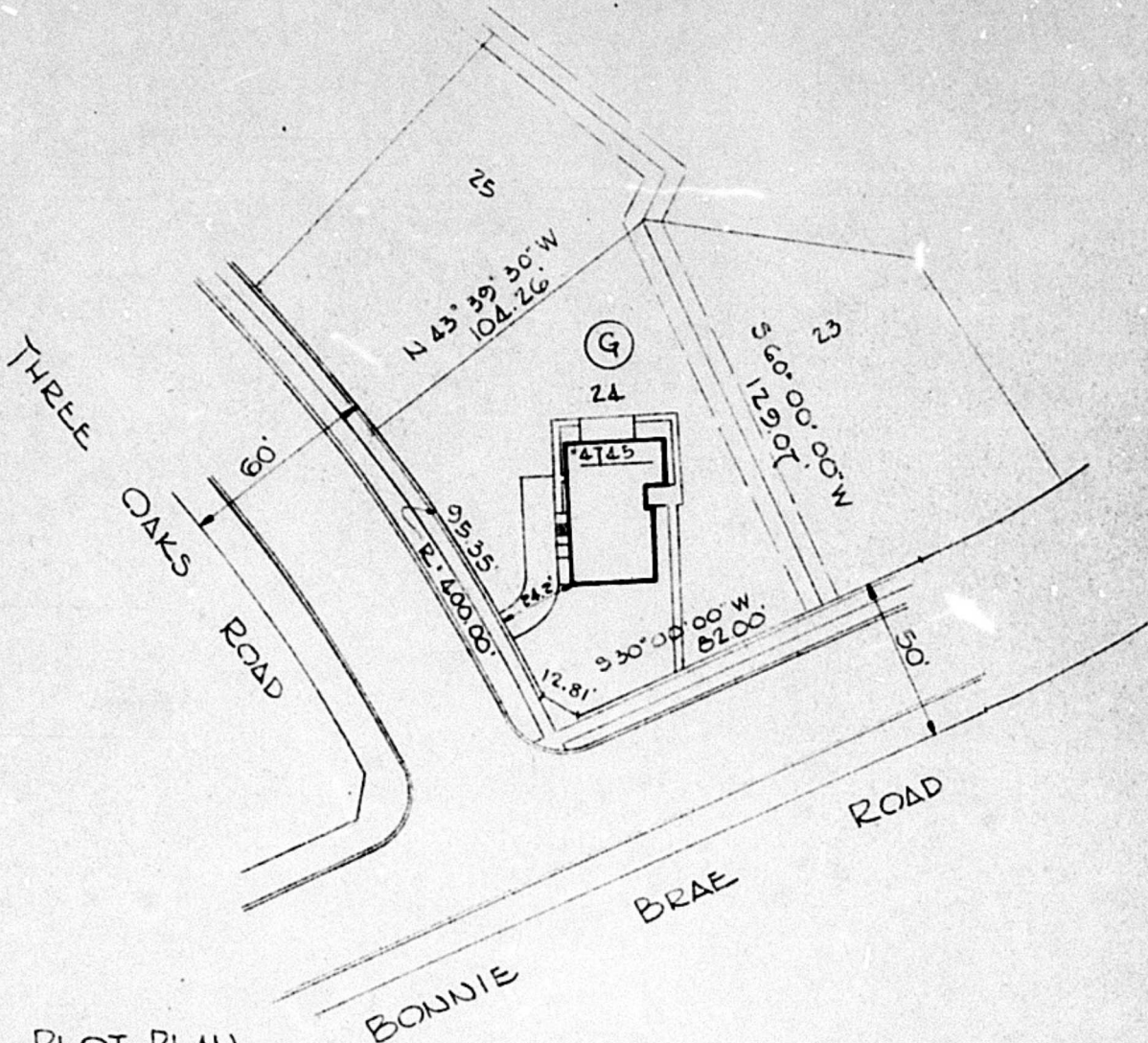
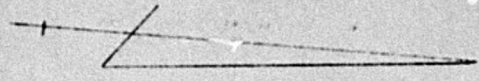
Date: 1/27/60

RECEIVED of: Belle, Inc.
LOCATION OF PROPERTY: 111 W. Chesapeake Avenue, Baltimore County, Md. - Office of Planning
AMOUNT: \$ 30.00

1-2760 575 • • • TIP - 3000
1-2760 575 • • • TIP - 3000

0/27 = 30.00

Zoning Commissioner
of Baltimore County



PLOT PLAN
 BELLE FARM ESTATES SECT. 1
 PETITION FOR A VARIANCE ON
 4745 BONNIE BRAE ROAD
 2ND ELECTION DIST. BALTO. CO. MD.
 OWNER & DEVELOPER
 COURT CONSTRUCTION COMPANY
 3412 OLD FOREST ROAD
 PIKESVILLE 6, MARYLAND

ALSO KNOWN AS LOT 24, BLOCK G,
 BELLE FARM ESTATES SECT. 1, QLB 25/96

MATZ, CHILDS & ASSOCIATES
 2129 N. CHARLES STREET, BALTIMORE 18, MD.

Scale: 1" = 50'

Issued:

