

4882-V **PETITION FOR VARIANCE TO THE ZONING REGULATIONS** IN THE MATTER OF MODERN SUBURBAN COMPANY

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

Modern Suburban Co. 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 205.1 - Lot "A" - Lot Area and Width - 15,000 square feet
Section 202.1 - Lot "B" - Lot Area and Width - 30,000 square feet
Section 202.1 - Lot "B" - Side Yard - 30 feet
Section 202.1 - Lot "B" - Lot Area and Width - 30,000 square feet
Section 202.1 - Lot "B" - Lot Area and Width - 30,000 square feet

The Reasons For Variance:

To permit a lot area "A" of 13,600 square feet instead of the required 15,000 square feet; to permit lot area of 20,200 square feet instead of the required 30,000 square feet and to permit a side yard set back of 10 feet instead of the required 50 foot set back for Lot "B" and lot area "C" of 21,800 square feet instead of the required 30,000 square feet and to permit lot area "D" of 27,700 square feet instead of the required 30,000 square feet.

Property situated

All that parcel of land in the Eighth District of Baltimore County beginning for the same at a point on the North side of Cinder Road (60 feet wide), said point of beginning being the Southeast corner of Lot No. 11, Block "B" as shown on the Plat of Section Two Fountain Hill, said plat being recorded among the Land Records of Baltimore County in Plat Book No. W.J.B. No. 26, folio 11 and running thence binding on the East side of said Lot No. 11, (the course herein being referred to the true Meridian as established by the Baltimore County Metropolitan District) North 09 degrees 09 minutes 01 second West 157.00 feet to the Southeast corner of Lot No. 11 as shown on said aforementioned Plat of Fountain Hill, thence binding on the Outline of Lot No. 11, North 02 degrees 33 minutes 15 seconds West 97.85 feet and North 60 degrees 12 minutes 34 seconds West 114.89 feet to the Southeast side of Goldbrook Road (50 feet wide), thence binding on said Southeast side of Goldbrook Road the four following courses and distances, i.e.: (1) North 29 degrees 17 minutes 26 seconds East 514.00 feet, (2) by a line curving to the right with a 155.76 foot radius the distance of 116.16 feet said a being subtended by a chord bearing North 55 degrees 07 minutes 12.5 seconds East 135.73 feet, (3) North 10 degrees 56 minutes 57 seconds East 204.17 feet and (4) South 54 degrees 01 minutes 01 second East 21.21 feet to the West side of Pot Spring Road (60 feet wide) thence binding on said West side of Pot Spring Road, South 09 degrees 03 minutes 01 seconds East 117.00 feet to the North side of Cinder Road; thence binding on said North side of Cinder Road

South 16 degrees 05 minutes 19.5 seconds West 21.16 feet and South 81 degrees 13 minutes 10 seconds West 114.08 feet to the place of beginning.

Henry Suburban Co.
LEGAL OWNER

Henry Suburban Co.
ADDRESS

John J. Goff
Manager
VA 2-2397



4-SIGNS

Zoning 8th, Dist.

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 11, 1960
THIS IS TO CERTIFY, That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 2 successive weeks before the 20th day of March 1960, the first publication appearing on the 11th day of February 1960.

The COUNTY Paper, Inc.
Barex Office
Manager.

The County Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Maryland, on the 11th day of February, 1960, published the following advertisement: "A variance to the zoning regulations of Baltimore County, Maryland, to permit a lot area 'A' of 13,600 square feet instead of the required 15,000 square feet; to permit lot area of 20,200 square feet instead of the required 30,000 square feet and to permit a side yard set back of 10 feet instead of the required 50 foot set back for Lot 'B' and lot area 'C' of 21,800 square feet instead of the required 30,000 square feet and to permit lot area 'D' of 27,700 square feet instead of the required 30,000 square feet. The property is situated on the North side of Cinder Road (60 feet wide), said point of beginning being the Southeast corner of Lot No. 11, Block 'B' as shown on the Plat of Section Two Fountain Hill, said plat being recorded among the Land Records of Baltimore County in Plat Book No. W.J.B. No. 26, folio 11 and running thence binding on the East side of said Lot No. 11, (the course herein being referred to the true Meridian as established by the Baltimore County Metropolitan District) North 09 degrees 09 minutes 01 second West 157.00 feet to the Southeast corner of Lot No. 11 as shown on said aforementioned Plat of Fountain Hill, thence binding on the Outline of Lot No. 11, North 02 degrees 33 minutes 15 seconds West 97.85 feet and North 60 degrees 12 minutes 34 seconds West 114.89 feet to the Southeast side of Goldbrook Road (50 feet wide), thence binding on said Southeast side of Goldbrook Road the four following courses and distances, i.e.: (1) North 29 degrees 17 minutes 26 seconds East 514.00 feet, (2) by a line curving to the right with a 155.76 foot radius the distance of 116.16 feet said a being subtended by a chord bearing North 55 degrees 07 minutes 12.5 seconds East 135.73 feet, (3) North 10 degrees 56 minutes 57 seconds East 204.17 feet and (4) South 54 degrees 01 minutes 01 second East 21.21 feet to the West side of Pot Spring Road (60 feet wide) thence binding on said West side of Pot Spring Road, South 09 degrees 03 minutes 01 seconds East 117.00 feet to the North side of Cinder Road; thence binding on said North side of Cinder Road

ORDERED by the Zoning Commissioner of Baltimore County
this 2nd day of February, 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 2nd day of March, 1960, at 9:30 o'clock

A. M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for variances to Sections 205.1, 202.1, 202.1 and 202.1 of the Zoning Regulations pertaining to lot areas in an R-1 and R-2 zones, 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 or general welfare of the locality involved, the variances should be granted, therefore:

It is this 2nd day of March, 1960, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid variances to the said Regulations should be and he same are granted as follows:

To permit a lot area "A" of 13,600 square feet instead of the required 15,000 square feet;

To permit a lot area of 20,200 square feet instead of the required 30,000 square feet;

To permit a side yard setback of 10 feet instead of the required 50 feet;

Lot "B" and lot area "C" of 21,800 square feet instead of 30,000 square feet and

Lot area "D" of 27,700 square feet instead of the required 30,000 square feet.

John J. Goff
Zoning Commissioner
of Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

From George E. Gervais
To W. H. Adams, Zoning Commissioner
March 1, 1960

Subject: Variance to permit a lot area "A" of 13,600 sq. ft. instead of the required 15,000 sq. ft.; to permit lot area of 20,200 sq. ft. instead of the required 30,000 sq. ft. and to permit a side yard setback of 10 ft. instead of the required 50 foot setback for lot "B" and lot area "C" of 21,800 sq. ft. instead of the required 30,000 sq. ft. and to permit lot area "D" of 27,700 sq. ft. instead of the required 30,000 sq. ft. Northwest corner of Pot Spring Rd. & Cinder Rd. Being property of Modern Suburban Company.

8th District

HEARING: Wednesday, March 2, 1960 (9:30 A.M.)

The Office of Planning has reviewed the subject petition and has no adverse comments to make.

GEG:rd

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 2-17-60
Posted for: Variance to zoning regulations
Petitioner: Modern Suburban Co.
Location of property: 7th & 8th Sts. S. Goldbrook Road
Location of Signage: 7th & 8th Sts. S. Goldbrook Road
Remarks: See above
Posted by: W. H. Adams Date of return: 2-18-60

March 7, 1960

James F. Offutt, Jr., Esq.
Rosaire Building
Towson, Maryland

Re: Modern Suburban Co.
8th District

Dear Mr. Offutt:

Thank you for your check in the amount of twenty-four Dollars (\$24.00) to cover additional signs and advertising re the above subject property.

Yours very truly,

W. H. Adams
Zoning Commissioner
of Baltimore County

5-860 1754 • • • TIL - 2400
5-860 1754 • • • TIL - 2400

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHURCH ST.
TOWSON, MD. 21204
TELEPHONE 2-2000

NOTICE OF HEARING

Modern Suburban Co.
Munsey Bldg. #2

Re: 8th District, S. & 8th St. Goldbrook Rd., 8th Dist.
Modern Suburban Co., Baltimore

TIME: 2:30 P.M.
DATE: Wednesday, March 2, 1960
PLACE: Room 106, County Office Building, 111 W. Church Street, Towson, Maryland

Zoning Commissioner
of Baltimore County

RECEIPT

Date: 2/1/60
PAID - Baltimore County, Md. - Office of Finance
RECEIVED of: James F. Offutt, Jr., Esq.
LOCATION OF PROPERTY: see above
AMOUNT: \$-540 859 • • • TIL • 3000
Kindly send \$9.00 additional for signs as per our conversation.
Thank you.

Zoning Commissioner
of Baltimore County

0/62 & 30.00

BL. SECTION 15-B
E. IMP. HILL

CINDER ROAD
(Improved)

ROAD
(Improved)

POT SPRING ROAD

