

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

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 - FRONTAGE OF 55 FEET

SECTION 211.1 - LOT AREA OF 6000 FEET

SECTION 211.3 - SIDE YARD OF 10 FEET

THE REASONS FOR VARIANCE:

TO PERMIT A LOT WITH A FRONTAGE OF 40 FEET INSTEAD OF REQUIRED 55 FEET
AND LOT AREA OF 5480 SQUARE FEET INSTEAD OF REQUIRED 6000 SQUARE FEET
AND A SIDE YARD OF 5 FEET INSTEAD OF REQUIRED 10 FEET

PROPERTY SITUATE:

ALL THAT PARCEL OF LAND IN THE FOURTEENTH DISTRICT OF BALTIMORE
COUNTY ON THE NORTH EAST SIDE OF WOODSIDE ROAD, BEGINNING 139 FEET SOUTH
EAST OF WILSON AVE.; THENCE SOUTH EASTERLY AND BENDING ON THE NORTH EAST
SIDE OF WOODSIDE AVE. 40 FEET THENCE NORTH 42 DEGREES 58 MINUTES EAST
136.56 FEET THENCE NORTH 45 DEGREES 55 MINUTES WEST 40 FEET THENCE SOUTH
42 DEGREES 58 MINUTES WEST 137.53 FEET TO THE PLACE OF BEGINNING BEING
PANEL A, BLOCK A, AS SHOWN ON RECORDED SUBDIVISION PLAT OF AMBERLY.

AMBERLY BUILDING COMPANY, INC.

Paul D. Miller, Pres.
LEGAL OWNER

2840 VIRGINIA AVE., BALTIMORE 15, Md.
ADDRESS

RE: PETITION FOR VARIANCES
TO SECTIONS 211.1 and 211.3
of the Zoning Regulations -
N. E. Side Woodside Road 139
ft. Southeast of Wilson Ave.,
14th District - Amberly Bldg.,
Company, Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5154-V

Upon hearing on the above petition for variances to Sections
211.1 and 211.3 of the Zoning Regulations to permit a lot with frontage
of 40 feet instead of the required 55 feet; a lot area of 5480 square
feet instead of the required 6000 square feet and a side yard setback
of 5 feet instead of the required 10 feet, because of the flood plan
reservation adjoining the subject property, the 40 foot frontage may
be used as a building lot and from the general appearance of the property
there will be no actual deviation from the minimum front footage.

It appears that the Regulations would result in practical
difficulty and unnecessary hardship upon the petitioner and the variances
requested would grant relief without substantial injury to the public
health, safety and the general welfare of the locality involved.

For the above reasons the variances should be granted.

It is this 7th day of December, 1960 by the Zoning
Commissioner of Baltimore County, ORDERED that the aforesaid petition
for variances to said Sections of the Regulations should be and the same
are hereby granted, which permit a lot with a frontage of 40 feet instead
of the required 55 feet; a lot area of 5480 square feet instead of the
required 6000 square feet and a side yard setback of 5 feet instead of
the required 10 feet.

John G. Rose
Zoning Commissioner of
Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 14th Date of Posting 11-17-60
Posted for: Variance to Zoning Regulations
Petitioner: Amberly Bldg. Co. Inc.
Location of property: N. E. Side Woodside Rd. 139 ft. S. E. of Wilson Ave.
etc. See Plat
Location of Sign: Northeast corner of Woodside Rd. 139 ft. S. E. of Wilson Ave.
Remarks: None
Posted by: John G. Rose Date of return: 11-18-60

NOTICE OF HEARING
The public is hereby notified that there
will be a hearing before the Zoning
Commissioner of Baltimore County,
Room 100, County Office Building, 111 W.
Chapman Avenue, Towson, Maryland
On Wednesday, December 7, 1960
1:00 P.M.
The purpose of this hearing being to de-
termine whether or not Amberly Building
Company, Inc. shall erect on the property
located at the intersection of Wilson
Avenue and the Northeast side of Woodside Road,
beginning 139 feet Southeast of Wilson
Avenue; thence southeasterly and bending
on the Northeast side of Woodside Avenue
40 feet; thence North 42 degrees 58 minutes
East 136.56 feet; thence North 45 de-
grees 55 minutes West 40 feet; thence
South 42 degrees 58 minutes West 137.53
feet to the place of beginning, being Panel
A, Block A, as shown on recorded Subdivi-
sion Plat of Amberly, Fourteenth District
of Baltimore County, should be granted an
exception to the Zoning Regulations and
Restrictions for Baltimore County.
The Regulations to be excepted to are as fol-
lows:
Section 211.1 - Frontage of 55 feet
Section 211.1 - Lot area of 6000 feet
Section 211.3 - Side yard of 10 feet
The Reason for Variance:
To permit a lot with a frontage of 40 feet
instead of required 55 feet and lot area of
5480 square feet instead of required 6000
square feet and a side yard of 5 feet in-
stead of required 10 feet.
The purpose of the petition is to permit
a lot with a frontage of 40 feet instead of
required 55 feet and lot area of 5480 feet
instead of required 6000 square feet and
a side yard of 5 feet instead of required 10
feet.
By Order of
JOHN G. ROSE
Deputy Zoning Commissioner
of Baltimore County
Nov 18

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 18, 1960
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 the 18th day of
November, 1960, seven consecutive weeks before the 7th day of
December, 1960, the date of publication
appearing on the 18th day of November
1960
THE JEFFERSONIAN,
Frank H. Smith
Manager.
Cost of Advertisement, \$.....

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF PUBLIC SERVICES Inter-Office Correspondence

From George R. Lewis July 18, 1960
To John Rose
Subject Requested Zoning Variance - Lot 1, Blk. "A" Amberly

This requested petition was reviewed on Friday the 15th
in the Zoning Advisory Meeting with some question as to whether
the petition should be accepted due to the fact that this lot as
indicated on the plan has not been recorded.

This office has reviewed this with Mr. J. Fred Offutt,
and it is requested by the Department of Public Works that the
petition be returned to the Owner until such time as a plat for
this property has been recorded.

Apparently in the review of the plat for this subdivision
the Joint Subdivision Planning Committee has suggested that the
lotting of the parcel be revised to eliminate the 40' piece of land
on which the Owners have requested the variance.

This 40' parcel does not exist until the plat is recorded,
therefore, the petition cannot be accepted.

George R. Lewis
George R. Lewis
Chief - Permit Section
Division of Land Development

GR:lrh

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 410
DATE 12/1/60

To: *Amberly Building Co.*
2840 Virginia Ave.
Baltimore 15, Md.
BILLED BY: Zoning

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT DUE
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Advertising and sign - Amberly Bldg. Co.	12-500 3650 * * * TIL -	25.00
	12-500 3650 * * * TIL -	25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

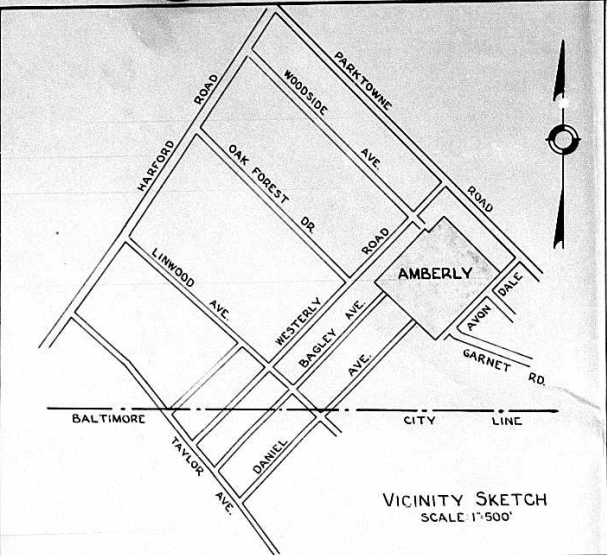
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 2916
DATE 12/1/60

To: *Stanley J. Miller*
Amberly Building Company, Co.
2840 Virginia Ave.
Baltimore 15, Maryland
BILLED BY: Zoning

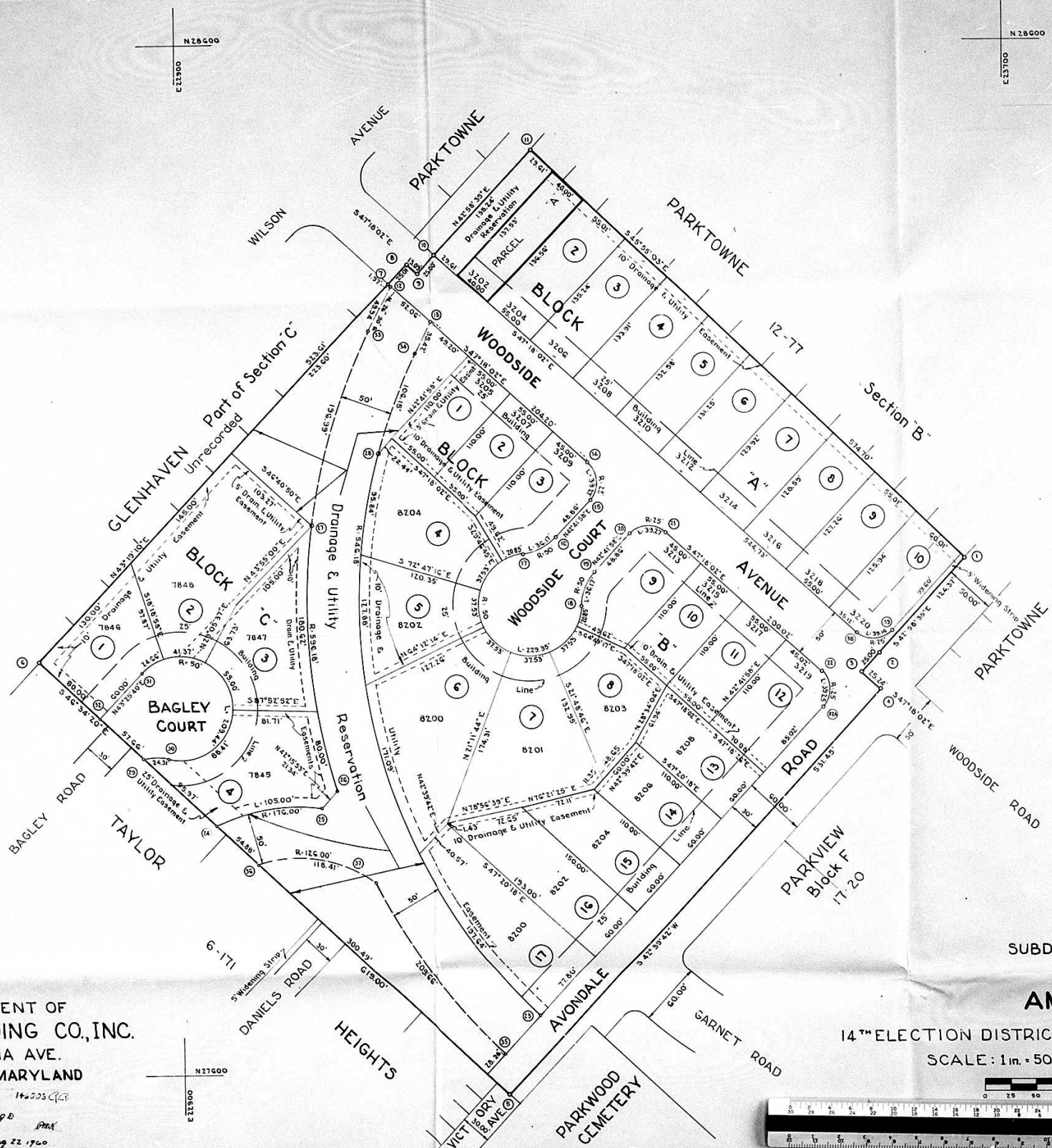
DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT DUE
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Variance - Amberly Building Company, Inc.	1-1300 7801 : : * TIL -	25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.



N ^o	NORTH	EAST
1	28 09' 16"	23 65' 43"
2	28 00' 15"	23 57' 17"
3	27 58' 50"	23 55' 41"
4	27 56' 18"	23 57' 24"
5	27 57' 37"	23 51' 11"
6	28 00' 30"	23 57' 57"
7	28 06' 25"	23 50' 54"
8	28 08' 45"	23 51' 20"
9	28 37' 57"	23 53' 47"
10	28 39' 38"	23 54' 46"
11	28 49' 50"	23 54' 30"
12	28 54' 51"	23 50' 08"
13	28 52' 51"	23 54' 35"
14	28 19' 14"	23 49' 43"
15	28 15' 51"	23 52' 46"
16	28 11' 51"	23 52' 52"
17	28 10' 08"	23 52' 10"
18	28 05' 12"	23 52' 12"
19	28 08' 07"	23 50' 52"
20	28 12' 51"	23 53' 35"
21	28 12' 33"	23 56' 31"
22	27 58' 16"	23 51' 51"
23	27 56' 16"	23 54' 36"
24	27 54' 29"	23 53' 24"
25	27 55' 30"	23 53' 57"
26	27 57' 03"	23 54' 37"
27	28 13' 12"	23 52' 36"
28	28 19' 38"	23 50' 29"
29	27 50' 08"	23 54' 54"
30	27 50' 07"	23 58' 16"
31	27 59' 27"	23 56' 29"
32	27 54' 50"	23 52' 47"
33	28 32' 22"	23 58' 40"
34	28 29' 31"	23 52' 35"
35	27 51' 56"	23 51' 46"
36	27 56' 51"	23 57' 10"
37	27 56' 50"	23 50' 56"
38	27 52' 37"	23 51' 34"
39	28 02' 45"	23 54' 40"
40	28 02' 18"	23 55' 04"

Fr.	To	Radius	Length	Δ	Tan Dist.	Chd. Bearing	Chd. Dist.
14	15	25.00	39.17	30° 00' 00"	25.00	S 2° 18' 02" E	35.35
16	17	50.00	56.17	41° 25' 37"	18.31	S 63° 25' 17" W	35.38
17	18	50.00	22.37	164° 45' 04"			
18	19	50.00	36.17	41° 25' 37"	18.31	N 21° 58' 39" E	35.38
20	21	25.00	39.17	30° 00' 00"	25.00	N 87° 41' 58" E	35.35
24	25	175.00	105.09	34° 10' 56"	34.11	N 80° 52' 19" E	103.44
29	30	50.00	24.31	21° 51' 33"	12.40	N 69° 30' 01" E	14.07
30	31	50.00	209.44	240° 00' 10"			
33	35	536.16	763.04	75° 15' 56"	443.83	S 10° 10' 00" E	712.02
36	37	125.00	118.41	53° 50' 40"	63.58	S 80° 35' 14" E	114.10
33	34	546.16	698.60	73° 11' 08"	406.16	N 10° 08' 35" W	651.34
22	23	25.00	39.17	89° 57' 44"	24.98	S 2° 15' 10" E	35.34
38	39	25.00	39.14	89° 43' 23"	24.88	N 47° 56' 35" E	35.17



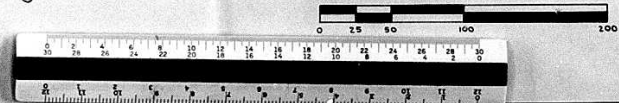
A DEVELOPMENT OF
AMBERLY BUILDING CO., INC.
 2840 VIRGINIA AVE.
 BALTIMORE 15, MARYLAND

W&R 27 FOLIO 2.5
 AUG 23 1960 at 4:31 PM
 same day recorded in Liber
 W.J.R. No. 10000 Folio 100
 One of the Records of
 Baltimore County and ex-
 amined, per
Walter H. Sommer
 Clerk

SUBDIVISION PLAT
 OF

AMBERLY

14TH ELECTION DISTRICT BALTIMORE CO., MARYLAND
 SCALE: 1 in. = 50 ft. JULY 1960



Approved: _____
 Date: _____ County Roads Engineer

Approved: _____
 Date: _____ Director

Approved: _____
 Date: _____ Deputy State & County Health Officer

The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

Coordinates shown hereon are based on Baltimore County Metropolitan District Traverse Station X1573 - N23.614.96, E21.836.63 and Station 3003 - N28.446.41, E23.031.63.

The requirements of Sections 71A to 72E of Article 17 of the Annotated Code of Maryland 1959 Edition as enacted or amended by the Acts of 1945 and 1947 and subsequent acts if any amendatory thereto so far as they may concern the making of this plat and setting of the markers have been complied with.

Amberly Building Co., Inc.
Amberly J. Miller, Pres.
Debra K. Sautter
 of the Land shown hereon
 Registered Professional Land Surveyor

SUTCLIFFE & ASSOCIATES
 SURVEYORS ENGINEERS
 8930 LIBERTY ROAD
 RANDALLSTOWN, MARYLAND