

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF
HARRY F. BEAR
SYLVIA BEAR, his wife

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

HARRY F. and SYLVIA BEAR ----- LEGAL OWNERS
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 202.1 - Front building line 150 feet

The Reason for Variance:

To permit a width at the front building line of 110 feet instead of
the required 150 feet.

Property situated:

All that parcel of land in the Third Election District of
Baltimore County beginning for the same on the southwest side of Grassy
Road at the beginning point of the land conveyed by Bertram C. Knutson
and wife to Harry Fuld Bear, and wife by a deed dated April 6th, 1954
and recorded among the Land Records of Baltimore County in Liber G.L.S.
No. 2458, folio 347 etc., said parcel nine point also being at the distance
of 1702.77 feet more or less measured northwesterly and northeasterly along
running thence and binding on the southwest side of Grassy Road from the Old Court Road
by a line curving northwesterly toward the left having a radius of 450.00
feet a distance of 97.00 feet more or less to intersect the southeast
right of way line of the Baltimore Beltway; thence leaving Grassy Road
two courses and distances viz: south 58 degrees 18 minutes 50 seconds west 115.32
feet and south 53 degrees 18 minutes 52 seconds west 115.13
feet to intersect the second line in the aforesaid deed at the distance
of 112.01 feet from the end of said line; thence leaving the Baltimore
Beltway and binding on a part of said second line south zero degrees
30 minutes 10 seconds west 112.01 feet to the end of said line; thence
binding on the last line therein north 53 degrees 17 minutes 10 seconds
east 129.43 feet to the place of beginning.

Containing 40,440 square feet of land, more or less.

ATTORNEYS
PHILIP Z. ALTFELD
1312 Munsey Building
Baltimore 2, Maryland

ADDRESS
Grassy Road, Rd. #7, Pikesville

PETITION FOR A VARIANCE
ZONING: To permit a width at the
front building line of 110 feet instead
of the required 150 feet.
ADDITION: Southwest side of Grassy Road
and the Baltimore Beltway.
DATE AND TIME: Wednesday, April 26th,
1961, at 1:30 P.M.
PUBLIC HEARING: Room 141, County
Office Building, 111 W. Chesapeake Ave.,
Baltimore, Md.

The Regulations to be excepted as fol-
lows: Section 202.1 - Front building line 150
feet.

The Zoning Commissioner of Baltimore
County, at authority of the Zoning Act and
Regulations of Baltimore County, will issue
a public hearing regarding the petition for
a variance to the Zoning Regulations of Baltimore
County, said petition being in the
Baltimore County Office Building, 111 W. Chesapeake
Ave., Baltimore, Md.

Beginning for the same on the southwest
side of Grassy Road at the beginning point
of the land conveyed by Bertram C. Knutson
and wife to Harry Fuld Bear, and wife
by a deed dated April 6th, 1954 and recorded
among the Land Records of Baltimore
County in Liber G.L.S. No. 2458,
folio 347, etc., said beginning point also
being at the distance of 1702.77 feet more
or less measured northwesterly and northeasterly
along running thence and binding on the southwest
side of Grassy Road from the Old Court
Road by a line curving northwesterly toward the left
having a radius of 450.00 feet a distance of 97.00
feet to intersect the southeast right of way line of the
Baltimore Beltway; thence leaving Grassy Road
two courses and distances viz: south 58 degrees 18
minutes 50 seconds west 115.32 feet and south 53
degrees 18 minutes 52 seconds west 115.13 feet to
intersect the second line in the aforesaid deed at the
distance of 112.01 feet from the end of said line;
thence leaving the Baltimore Beltway and binding on
a part of said second line south zero degrees 30
minutes 10 seconds west 112.01 feet to the end of
said line; thence binding on the last line therein
north 53 degrees 17 minutes 10 seconds east 129.43
feet to the place of beginning.

Containing 40,440 square feet of land, more or less.

THE JEFFERSONIAN,
Baltimore, Md.
Manager.

Cost of Advertisement, \$.....

JOHN G. BOSE,
Zoning Commissioner of
Baltimore County

APR 7

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3-10 Date of Posting: 4-6-61
Posted for: Variance to Zoning Regulations
Petitioner: Harry Bear
Location of property: S.W. of Grassy Rd. & Baltimore Beltway, side of
Hwy.
Location of Sign: In front of Harry Bear and Sylvia Bear's building
Remarks:
Posted by: George R. Hummel Date of return: 4-7-61

March 30, 1961

ORDERED by the Zoning Commissioner of Baltimore County
this 22nd day of March, 1961,
that the subject matter of this petition be advertised in two
newspapers 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 26th day of
April, 1961, at 1:30 o'clock
P. M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for a variance to
Section 202.1 of the Zoning Regulations to permit a width at the
front building line of 110 feet instead of the required 150 feet,
the State Roads Commission having cut off a part of the subject
property renders it impossible to place a home on the property
if the variance were not granted.

For the above reason the variance should be granted
which will not be detrimental to the safety, health or the general
welfare of the locality involved.

It is this 22nd day of April, 1961, by the
Zoning Commissioner of Baltimore County, ORDERED that the aforesaid
variance should be and the same is hereby granted which permits a
width at the front building line of 110 feet instead of the
required 150 feet.

Zoning Commissioner
of Baltimore County

Registration No. 1577



William M. Maynardier
County Surveyor
Professional Engineer and Road Surveyor
Dunham Building
Eastern 4, Md.

For the purpose of Zoning only.

All that piece or parcel of land situate lying and being in the 3rd Election
District of Baltimore County, State of Maryland and described as follows:

BEGINNING for the same on the southwest side of Grassy Road at the beginning
point of the land conveyed by Bertram C. Knutson and wife to Harry Fuld Bear, and
wife by a deed dated April 6th, 1954 and recorded among the Land Records of Baltimore
County in Liber G.L.S. No. 2458, folio 347 etc., said beginning point also being at
the distance of 1702.77 feet more or less measured northwesterly and northeasterly along
the west and southwest side of Grassy Road from the Old Court Road running thence
and binding on the southwest side of Grassy Road by a line curving northwesterly to-
ward the left having a radius of 450.00 feet a distance of 97.00 feet more or less
to intersect the southeast right of way line of the Baltimore Beltway thence leaving
Grassy Road and binding on the southeast side of the Baltimore Beltway the following
two courses and distances viz: south 58 degrees 18 minutes 50 seconds west 115.32
feet and south 53 degrees 18 minutes 52 seconds west 115.13 feet to intersect the
second line in the aforesaid deed at the distance of 112.01 feet from the end of
said line thence leaving the Baltimore Beltway and binding on a part of said second
line south zero degrees 32 minutes 10 seconds west 112.01 feet to the end of said
line thence binding on the last line therein north 53 degrees 17 minutes 10 seconds
east 129.43 feet to the place of beginning.

Containing 40,440 square feet of land, more or less.



William M. Maynardier

OFFICE OF PLANNING

Inter-Office Correspondence

From: GEORGE E. CARVELLIS, Deputy Director
To: John G. Rose, Zoning Commissioner
Subject: #246-V - variance to permit a building line of
110 feet instead of the required 150 feet
SM's Grassy Road and The Baltimore Beltway
Harry F. Bear et al.

3rd District 4/26/61 1:30 P.M.

The staff of the Office of Planning and Zoning has reviewed the
subject petition for a Variance to the front yard width for the subject lot.
It is our understanding that the subject property now is the residue of a
larger tract, fully in compliance with the requirements of the Zoning Regulations
for an R-10 lot which was acquired in part by State Roads for the Baltimore
County Beltway. The planning staff believes that acquisition of part of the
lot by the State Roads Commission and the proposed relocation of the existing
dwelling on the residue of the lot is a clear example of hardship and practical
difficulty.

The planning staff recommends for granting the relief sought.

GHD:be



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

No. 4672
DATE 5/2/61

TO: Maryland Auto Sales
3710 E. Fayette St.
Baltimore 24, Md.

BILLED BY: Zoning Department of
Baltimore County

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
Advertising and posting of your property		\$30.00
		\$8.00
		\$8.00

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.

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

No. 4531
DATE 5/2/61

TO: Maryland Auto Sales
3710 E. Fayette Street
Baltimore 24, Md.

BILLED BY: Zoning Department of
Baltimore County

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
Petition for a Variance for Harry Bear		\$5.00
		\$25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

