

**PETITION FOR ZONING RE-CLASSIFICATION AND VARIANCE TO THE ZONING REGULATIONS**

#5259 RV  
MAP #1  
SEC. 2-A  
RA-V  
574/61

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
WE, Mr. and Mrs. Emmanuel Hondroulis, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition (1) that the zoning status of the herein described property be re-classified pursuant to the Zoning Law of Baltimore County, from an R-9 zone to an R-4 zone; and (2) for a variance from the zoning regulations of Baltimore County, from an R-9 zone to an R-4 zone, for the following reasons: in order to build apartments on the subject property.

We hereby petition also: (1) for a variance of Reg. 217.2 to permit setbacks of 25 feet from the front lot line and 55 feet from the front street center line; (2) for a variance of Reg. 217.4 to permit a setback of 20 feet from the rear property line.

Petitioners aver that because of the property's topography and irregular shape, beginning at a point formed by the intersection of the north side of Merrill Road and the east side of Nursery Lane, as now laid out, (the coordinates of this point being West 28°51'29" and South 69°09'01" according to the Baltimore County Coordinate System); thence blinding on Merrill Road by a curve to the right with a radius of 400 feet, a distance of 194.14 feet (Chord N 79°20'52" E 192.22 feet); thence N 23°11'26" E, 107.35 feet to the south side of a 15 foot alley; thence blinding on said alley, with use thereof in common with others, N 50°48'20" W, 26.47 feet; thence still blinding on said alley, N 50°48'20" W, 26.25 feet to intersect the east side of another 15 foot alley; thence blinding on the three following courses and distances: S 8°50'20" E, 191.69 feet; S 81°09'46" W, 26.56 feet and S 81°09'46" W, 106.21 feet to the east side of Nursery Lane; thence blinding on the east side of Nursery Lane, S 8°50'20" E, 91.00 feet to the place of beginning.

By Emmanuel Hondroulis, President  
Emmanuel Hondroulis, President  
Address: 402 Walpole Court  
Timonium, Maryland

By Bessie Hondroulis, Legal Owner  
Bessie Hondroulis, Legal Owner  
Address: 402 Walpole Court  
Timonium, Maryland

ORDERED BY THE Zoning Commissioner of Baltimore County, this 5th day of April, 1961, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in a newspaper of general circulation throughout Baltimore County, that the property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 15th day of May, 1961, at 2:00 o'clock P.M.

APR - 61 AM  
ZONING DEPARTMENT

EMMANUEL HONDROULIS ET AL., Petitioners  
BESSIE HONDROULIS, Legal Owner  
402 WALPOLE COURT, TIMONIUM, MARYLAND

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the area in question is predominantly an apartment area, the area in question should have been zoned for residential apartments, the present zoning of the property is in error, therefore, the above Reclassification should be had; and it is further ordered that the variance (1) Section 217.2 to permit setbacks of 25 feet from the front lot line and 55 feet from the front street center line and (2) for a variance to Section 217.4 to permit a setback of 20 feet from the rear property line, should also be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of May, 1961, that the herein described property or area should be and the same is hereby reclassified, from an "R-9" zone to an "R-4" zone, and a Special Exception to the zoning regulations should be and the same is granted, from and after the date of this Order.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of April, 1961, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a R-9 zone; and or the Special Exception for the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

BY ORDER OF THE Zoning Commissioner of Baltimore County  
John G. Rose, Zoning Commissioner

MICROFILM

**OFFICE OF PLANNING AND ZONING**

Inter-Office Correspondence  
Date: May 5, 1961  
To: John G. Rose, Zoning Commissioner  
From: George E. Davrelis, Deputy Director  
Subject: #5259-RV R-9 to R-4 Zone and Variance to permit setbacks of 25 feet from the front lot line and 55 feet from the front street center line and to permit a setback of 20 feet from the rear property line. Intersection of the north side of Merrill Road and 2/3 Nursery Lane Emmanuel Hondroulis et al.  
1st District 5/5/61 1:00 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for zoning reclassification and variances. It has the following advisory comment to make with respect to pertinent planning factors:

1. Termination of existing land use in the vicinal area indicates that apartment uses occur on all of the dwellings, fronting on Merrill Road and diagonally across Nursery Lane. Apartment uses also exist in an existing dwelling occupying a portion of the subject property. Creation of an R-4 zoning for the subject tract does not create, in the writer's opinion, use potentials, which are inharmonious with those of adjacent properties.
2. Well in advance of the creation of the present Zoning Regulations in 1955, the subject tract was lot isolated by adjacent developments. It appears that the variances being sought can be justified on the basis of practical hardship or difficulty.

OFFICE OF PLANNING AND ZONING  
BALTIMORE COUNTY OFFICE BUILDING  
TOWSON 4, MARYLAND  
5-27-61

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
District: 1st  
Date of Posting: 4-26-61 #5259  
Posted for: George E. Davrelis, Deputy Director  
Petitioner: Emmanuel Hondroulis  
Location of property: Intersection of the north side of Merrill Road and 2/3 of Nursery Lane, Baltimore County  
Location of Signs: East side of Merrill Road, east of intersection of Merrill Road and Nursery Lane  
Remarks: [Signature]  
Posted by: George E. Davrelis  
Date of return: 4-26-61

**PETITION FOR A ZONING RE-CLASSIFICATION AND A VARIANCE TO THE ZONING REGULATIONS**

ZONING: From R-9 Zone to R-4 Zone. Variance to permit setbacks of 25 feet from the front lot line and 55 feet from the front street center line and to permit a setback of 20 feet from the rear property line.

LOCATION: Intersection of the north side of Merrill Road and the east side of Nursery Lane, as now laid out.

DATE AND TIME: MONDAY, MAY 15, 1961 at 1:00 P.M.

PUBLIC HEARING: Room 108, County Office Building, 111 Chesapeake Avenue, Towson, Maryland.

The Regulations to be excepted are as follows:  
Section 217.2 - Front Yard - 25 feet from the front lot line.  
Section 217.4 - Rear Yard - 20 feet.

The Zoning Commissioner of Baltimore County, in accordance with the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition at the place and time specified above. Concerning all that parcel of land in the First District of Baltimore County.

Beginning at a point formed by the intersection of the north side of Merrill Road and the east side of Nursery Lane, as now laid out (the coordinates of this point being West 28°51'29" and South 69°09'01" according to the Baltimore County Coordinate System); thence blinding on Merrill Road by a curve to the right with a radius of 400 feet, a distance of 194.14 feet (Chord N 79°20'52" E 192.22 feet); thence N 23°11'26" E, 107.35 feet to the south side of a 15 foot alley; thence blinding on said alley, with use thereof in common with others, N 50°48'20" W, 26.47 feet; thence still blinding on said alley, N 50°48'20" W, 26.25 feet to intersect the east side of another 15 foot alley; thence blinding on the three following courses and distances: S 8°50'20" E, 191.69 feet; S 81°09'46" W, 26.56 feet and S 81°09'46" W, 106.21 feet to the east side of Nursery Lane; thence blinding on the east side of Nursery Lane, S 8°50'20" E, 91.00 feet to the place of beginning.

Being the property of Emmanuel Hondroulis and Bessie Hondroulis as shown on plat filed with the Zoning Department.

BY ORDER OF  
JOHN G. ROSE,  
ZONING COMMISSIONER OF BALTIMORE COUNTY  
April 27, 1961.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS  
THE COMMUNITY PRESS  
Dundalk, Md.

THE HERALD - ARGUS  
Crownsville, Md.

No. 1288895, 1288896, 1288897

CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, 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 one successive week before the 1st day of May, 1961, that is to say the same was inserted in the issues of April 27, 1961.

THE BALTIMORE COUNTIAN

By Paul J. Morgan, Editor and Manager

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

No. 4549  
DATE 4/6/61

To: Mr. Harris J. George, Attorney, Reckord Building, Towson 4, Maryland

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAIL UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622			50.00
		Petition for Reclassification & Variance for Emmanuel Hondroulis	50.00
			50.00

4-761 7404 • • • TEL - 5000

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. 4700  
DATE 5/9/61

To: Mr. Harris James George, Attorney, Reckord Building, Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAIL UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622			58.50
		Advertising and posting of property for Emmanuel Hondroulis	58.50
			850

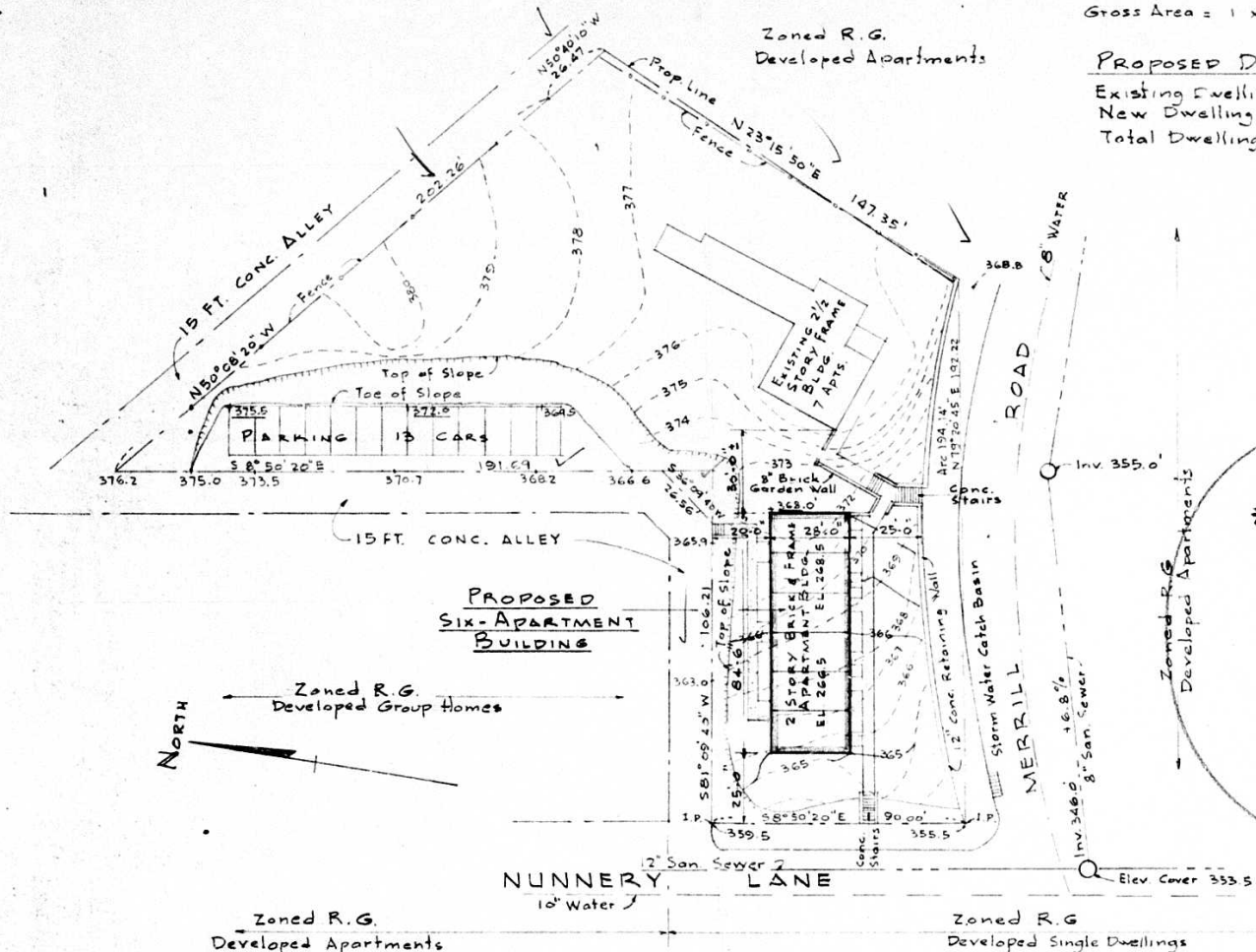
5-961 8261 • • • TEL - 850

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.

AREA  
 Net Area = 0.83 Acre  
 Gross Area = 1.04 Acres

DENSITY PERMISSIBLE  
 Net Area:  $0.83 \times 18 = 14$  D.U.  
 Gross Area =  $1 \times 16 = 16$  D.U.

PROPOSED DENSITY  
 Existing Dwelling Units = 7  
 New Dwelling Units = 6  
 Total Dwelling Units = 13



• SITE PLAN • SCALE: 1" = 40'-0"

Existing data taken from survey by  
 A.F. BACHARACH, Civil Engineer

Existing Contours shown thus: - - - - -  
 New Contours shown thus: \_\_\_\_\_  
 Existing Spot Elev's. shown thus: 368.0'  
 New Spot Elev's. shown thus: +368.0'

PROPOSED APARTMENT BUILDING  
 FOR MR. EMMANUEL HONDROULIS  
 N.E. CORNER NUNNERY LANE & MERRILL ROAD  
 BALTIMORE COUNTY - FIRST DISTRICT - MARYLAND  
 MARCH 14, 1960

W. H. SIPPEN  
 CIVIL ENGINEER  
 1000 N. WASHINGTON ST.  
 BALTIMORE, MARYLAND

OK JEO 4/6/60

