

ORDERED by the Zoning Commissioner of Baltimore County  
this 11th day of April, 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 5th day of  
June, 1961, at 1:00 o'clock  
P.M.

Zoning Commissioner  
of Baltimore County

Upon hearing on the above petition for variance to  
Section 236.2 of the Zoning Regulations to permit side yards of  
0 feet instead of the required 30 feet, and it appearing that  
the Regulations would result in practical difficulty and un-  
necessary hardship upon the petitioner and a variance to said  
Regulations would grant relief without substantial injury  
to the public health, safety or the general welfare of the locality  
involved, the variance should be granted, therefore:

It is this 10th day of June, 1961, by the Zoning  
Commissioner of Baltimore County, ORDERED that the aforesaid variance  
should be and the same is hereby granted which permits side yards  
of 0 feet instead of the required 30 feet.

Zoning Commissioner of  
Baltimore County

GREENSPRING REALTY, INC.  
115 of York Rd. Wm. Opp. Haverford Rd.  
9th

#### PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF : BEFORE THE  
GREENSPRING REALTY, INC. : ZONING COMMISSIONER  
OF BALTIMORE COUNTY

For Variance to the Zoning Regulations

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

GREENSPRING REALTY, INC. 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 236.2 - Side Yard North - 30 feet

Side Yard South - 30 feet.

The Reasons for Variance:

To permit a zero variance on the south side line for the purpose of building  
on the present three foot alley between the existent building and the south  
boundary line and to allow a zero variance on the north boundary line for the  
erection of a new building extending to the north boundary line instead of a  
required 30 foot set back because the north boundary line is approximately  
25 to 30 feet from the south curb line of the road leading west from the York  
Road to the school in the rear of the subject property, and the County owns  
the strip approximately 25 to 30 feet between the Petitioner's north boundary  
line and the curb line of said road, which said strip is too small to have  
any structures erected upon it, but provides at least a 20 to 25 foot set  
back from any side walk which might be built along said road.

Property situated:

All that parcel of land in the Ninth District of Baltimore County on the  
west side of York Road beginning opposite Haverford Road; thence Southerly and  
binding on the West side of York Road 145 feet; thence South 63 degrees 54  
minutes West 134.05 feet; thence North 16 degrees 26 minutes West 159.12 feet;  
thence North 65 degrees 30 minutes East 166.30 feet to the place of beginning.

J. Temple Smith  
Attorney for Petitioner  
207 Washington Avenue  
Towson 4, Maryland  
By: *[Signature]*  
President  
236 North York Road, Towson 4, Md.  
Address

#### OFFICE OF PLANNING AND ZONING

Inter-Office Correspondence

Date: May 26, 1961

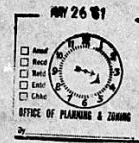
To: John G. Rose, Zoning Commissioner  
From: George E. Travels, Deputy Director  
Subject: #5280-V variance to permit side yards of 0 feet instead of  
the required 30 feet.  
1/5 York Rd. leg. opposite Haverford Rd.  
Greenspring Realty, Inc.

9th District 6/5/61 1:00 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject  
petition for Variance and has the following advisory comment to make:

1. We are not in complete accord with the variance sought.  
Details will be submitted at the time of the hearing.

GBS:bnc



TELEPHONE  
VALLEY 3-3000

INVOICE  
BALTIMORE COUNTY, MARYLAND

No. 4574

DATE 4/21/61

#### OFFICE OF FINANCE

Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

To: 54th & Bottom  
Alleyway  
207 Washington Ave.  
Towson 4, Md.

BILLED BY: Zoning Department of  
Baltimore County

DEPOSIT TO ACCOUNT NO. 0162

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE TOTAL AMOUNT \$25.00

Petition for a Variance for Greenspring Realty, Inc.

PAID - Baltimore County, Md. - Office of Finance  
4-1861 7636 \* \* \* TIL \* 25.00  
4-1861 7636 \* \* \* 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.

TELEPHONE  
VALLEY 3-3000

INVOICE  
BALTIMORE COUNTY, MARYLAND

No. 4835

DATE 5/29/61

#### OFFICE OF FINANCE

Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

To: Mr. J. Temple Smith  
Attorney  
207 Washington Ave.  
Towson 4, Maryland

BILLED BY: Zoning Department of  
Baltimore County

DEPOSIT TO ACCOUNT NO. 0162

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE TOTAL AMOUNT \$25.50

Advertising and posting of property for Greenspring Realty Co.

PAID - Baltimore County, Md. - Office of Finance  
5-2961 849 \* \* \* TIL = 25.50

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.

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9th #5280  
Date of Posting: 5-17-61  
Posted for: Variance to Zoning Regulations  
Petitioner: Greenspring Realty, Inc.  
Location of property: 1/5 of York Rd. leg. opposite Haverford Road.  
Location of Sign: 1/5 of York Rd. leg. opposite Haverford Road.  
Remarks:  
Posted by: George E. Travels  
Signature Date of return: 5-18-61

PETITION FOR A VARIANCE TO  
THE ZONING REGULATIONS  
(ENCL. 1) - Variance to permit side  
yards of 0 feet instead of required  
30 feet.  
LOCATION: West side of York  
Road beginning opposite Haverford  
Road.  
DATE AND TIME: MONDAY, JUNE  
5, 1961 1:00 P.M.  
PLACE: 1/5 of York Rd. leg. opposite  
Haverford Road.  
BY: J. Temple Smith  
Attorney for Petitioner  
207 Washington Avenue  
Towson 4, Maryland

#### CERTIFICATE OF PUBLICATION

By: *[Signature]* May 18 1961  
TOWSON, MD.  
ZONING DEPARTMENT CERTIFY, That the annexed advertisement  
was published in the COUNTY Paper, Inc., a weekly news-  
paper printed and published in Towson, Baltimore County,  
Md., once in each of 29th successive weeks before the  
5th day of June 1961 first  
publication appearing on the 18th day of  
May 1961.

The COUNTY Paper, Inc.  
J. F. Casper  
Manager

N 69° 30' E - 166.30

?

125  
35  
156.12

N 69° 30' E - 154.05

35'

PROPOSED ADDITION  
34'-0"

EXISTING WD SHACK TO BE REMOVED

SERVICE ENTRY

SERVICE ENTRY

EXISTING 1STY CONC BLK BLDG

126'-0"

7 CARS

EXISTING PAVED BLACK TOP PARKING AREA

FUTURE PARKING AREA

104'

39'6"

24' 36' 48' USED ECF

35'

MAIN ENTRY

39'-6" TO CURB

? ROAD →

EXISTING CONC. CURB

EXT. ENTRY

YORK ROAD

36' ROAD  
66' RW