

5357-V 1-6585 GENIEVE O. F. COOK, legal owner of the property here- infater described, hereby petitions for a Variance to the Zoning Regulations of Baltimore County.

IN THE MATTER OF
GENIEVE O. F. COOK

For Variance to the Zoning Regulations
To the Zoning Commission of Baltimore County :

GENIEVE O. F. COOK, legal owner of the property here-
infater described, hereby petitions for a Variance to the Zoning
Regulations of Baltimore County.

The Zoning Regulation to be accepted is Section 409.2 Article C,
Item 4. This states: No parking space shall be closer than eight (8) feet
to a street property line. The property owner wishes to reduce the required
eight (8) foot front set-back to zero (0) feet set-back.

The reason for said Variance:

The property owner has agreed to convey to the State
Roads Commission of Maryland seven feet (7') of her land. The
other properties in the immediate vicinity do not have the eight
foot (8') set-back. The Petitioner has the required parking
spaces.

Property Situate:

Being all that lot of ground situate at the south east
corner of Liberty Road (66 feet wide) and Tulsa Road (40 feet wide)
and have a frontage of 180 feet on the southern side of Liberty
Road and an even depth of 150 feet easterly, and being known and
designated as lots No. 1, 2 and 3, in Section 1, as shown on the
revised Plat of Haywood Heights, which Plat is recorded among the
Land Records of Baltimore County in Plat Book W.P.C. No. 5,
folio 51.

NOTED - RUTH ADAMS

SIDNEY BLUM, Attorney

STUART R. WILSON, Attorney

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ORDERED by the Zoning Commissioner of Baltimore County
this 19th day of July, 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 27th day of
September, 1961, at 1:00 o'clock
P.M.

Upon hearing on the above petition for a variance to
Section 409.2 - parking space, of the Zoning Regulations of
Baltimore County to permit a zero foot front setback instead of
the required 8 feet, and it appearing that a hardship exists
because the State Roads Commission is taking land from the petitioner
so that he will be unable to have adequate parking unless some
relief is granted. The petitioner's request to reduce the required
8 foot front setback to a zero foot setback is denied but a set-
back of 3 feet is granted instead of the required 8 feet.

It is this 27th day of September, 1961, by the
Zoning Commissioner of Baltimore County, ORDERED that a 3 foot
front setback be granted instead of the required 8 feet.

Zoning Commissioner of
Baltimore County

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Town, Maryland

District: 2nd Date of Posting: 9-6-61 #5357
Posted for: Affirmative to Zoning Regulations
Petitioner: Genieve O. F. Cook
Location of property: Southwest corner of Liberty and Tulsa Roads
Location of Sign: Southwest corner of Liberty and Tulsa Roads
Remarks:
Posted by:
Date of return: 9-7-61

MICROFILMED

OFFICE OF PLANNING AND ZONING Inter-Office Correspondence

Date: September 15, 1961

To: Mr. John O. Ross, Zoning Commissioner
From: Mr. George J. Garvin, Deputy Director

Subject: #5357-V. Petition for a Variance to permit Zero (0) feet
set-back instead of the required eight (8) foot front set-back.
Southwest corner of Liberty Road (66 feet wide) and Tulsa Rd.
(40 feet wide).

2nd DISTRICT HEARING: Wednesday, Sept. 27, 1961 (1:00 P.M.)

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

1. A Variance had been granted previously on this property for a
Zero (0) instead of a 20 ft. rear yard. The principal reason for
granting the variance was the fact that off-street parking would
be dimensionally inadequate if the rear yard were maintained at
20 feet. Since the previous petition, the area of the proposed
building has been increased in such a manner as to again encroach
on adequate dimensions for off-street parking. We believe that the
8 foot set-back for off-street parking is reasonable and proper,
and at the petitioner should conclusively show that the extent
of building size cannot be reduced in order to comply with the
requirements of the regulations. It appears also that the petitioner
must show that the variance he is seeking has a minimum degree of
departure from the requirements of the regulations. The Planning
staff is of the opinion that a variance of four (4) feet, rather
than eight (8) feet, represents the minimum extent to which an ex-
ception should be made, if it can be established that building
size should not be changed.

GEJ:bms

MICROFILMED

SEP 15 1961



4/24/67 5357-V
Original file
delivered to Mr. H. Power
to go to Ct of Appeals

MICROFILMED

NO PLAT
IN
THIS FOLDER

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