RE: PETITION FOR VARIANCES TO SECTION 211.1 of the Zoning Regulations of Baltimore County - Rear of lets fronting on Cak Forest Drive, 11th Dist., The Community Company, Petitioner

ZONTHIS COMMISSIONER

Œ BATTIMORE COUNTY

BEFORE

No. 5477-V

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Upon hearing on the above petition for variances to Section 211.1 of the Zoning Regulations to permit a width at the front lot line of 50 feet instead of the required 55 feet, and it appearing tus the Regulations would result in practical difficulty and unnecessary h dship upon the petitioner and the requested variances 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, therefore:

It is this 7/4 day of February, 1962, by the Zoning Commissioner of Baltim re County, ORDERED that the aforesaid variances should be and the same are hereby granted which permit a width at the front lot line of 50 feet instead of the required 55 feet on unimproved land in the rear of lots Nos. 15 through 28, plus a strip of 25 feet in the rear of lot No. 29, on plat of Oak Forest, for the purpose of extending the rear of the aforesaid lots.

80/Cm Zoning Commissioner of Baltimore County

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we The Community Company legal owner, 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 for a Variance from Section 231.1 which states that in the R-6 Zone the lot width at the front building line shall be a minimum of 55'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The Community Company property is to be subdivided by extending the improved 501 lots binding on Cak Forest Drive Mortheasterly through this property.

As SHOWN ON THE ROW STIKENED HERETO

See Attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this period for the properties of the properties of the properties of the properties of the Balimore County adopted pursuant to the Zoning Law For Baltimore County.

The community Co. Legal Owner Address 5434 HARTORD RD BALTO, If MAZYLOND

Shatlesen Address 1311 Fidelity Blty -

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

, $196\frac{1}{1}$, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 103, County Office Building in Towson, Baltimore

PeM. 7 7 OFFICE OF PLANNING & ZONING

VARIANCE 14th DISTRICT

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5477-0

CERTIFICATE OF PUBLICATION

January 18

THIS IS TO CERTIFY, That the annexed advertisement was sublished in The COUNTY Paper, inc., a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of one successive weeks before the 7th day of February 19 52, the first publication appearing on the___18th_____ day of January 19 .62.

> The COUNTY Paper, Inc. Server

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John S. Rose, Zoning Commissione: Date January 26, 1962

FROM Mr. George E. Cavrelis, Deputy Director

SUBJECT #5h77-V. Variance to namet a lot width at the building line of 50 feet instead of the regired 55 feet. Rear of lots Fronting One Fortst Drive and Wilson Tramms. Being property of Community Co.

With District

Watnesday, February V, 1962 (2:00 P.M.)

The staff of the Office of Planning and Soning was contacted by the ptditions concerning the proposed sale of the property in moretion to the shutting lot somer on the Rorest Berry. In accordance with our development suproval pointed berry. In accordance with our development suproval pointed berry, in clusted the Planning staff insighted the suproval plate of the staff in the property of the staff in the property of the staff in the property of the staff in the staff i

The Planning staff believes that to swediging the property with-in the context of the Zoring Regulations would be unreasonable. It believes also that the variance being sought here is consistent with the spirit and intent of the regulations and not in conflict with the public interest, health, safety, and welfare of the local-tive template.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#5477 Date of Posting 1-17-62

Posted for Manyril to January Algalations. Location of property Alexa of Alexandry on Oak Jours Sent H. +

Location of Signs Marth sule of Oak Fourtillary 125 ft weeker nulson avenul!

Posted by A Slarge & Alexand Date of return: 1-18-62

BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE

Division of Collection and Receip COURT HOUSE TOWSON 4, MARYLAND

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No. 10330

25.00 22 cc 6 6 6 6 6 6 6 71 -insit case a second

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

BALTIMORE COUNTY, MAR AND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

1538.000ULT Advertising and posting of property for The Community Co. 2--162 595 e e e IIL-

IMPORTANTI 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.

