## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 69-09-A

HISSIONER OF BALTIMORE COUNTY:

TO THE ZUNING CUMBISSIONER OF PARK, INC.

Legal owner, of the property situate in Baltimore

Loundy and which is described in the description and plat attached hereto and made a park hereo.

Zh. 1(b) and Zh. 2(c) and Zh. 2(c)

without 1 it is the present the contribute of the Zening Law of Estimore County; for the the Zening Regulations of Interest County, to the Zening Law of Estimore County; for the Presidential County County

will provide a more acceptable dimensioned private mose on equal state.

The granting of these variances will not violate any of the principles, standards, as or conditions and acregularie set forth in the Zoning Regulations and are advances on an expensive and acceptance of the constant described. Amount during the contract of a Surveyor's part of each of the principles of a Surveyor's part of each thereof a shows sentioned lots and 7 copies of a Surveyor's acceptance of each thereof.

Frogery is to be posted and advertised as pracribed by Zoning Regulations.

In ore, agree to pay expenses of above Variance advertising, posting, etc., upon sling of this continuous areas to and are to be bound by the zoning regulations and restrictions of

etition, and further agree to and are to be bound by the petition, and further agree to and are to be bound by the petition, and further agree to and are to be bound by the petition, and further agree to and are to be bound by the petition, and further agree to and are to be bound by the petition, and further agree to and are to be bound by the petition, and further agree to and are to be bound by the petition, and further agree to and are to be bound by the petition, and further agree to and are to be bound by the petition, and further agree to and are to be bound by the petition, and further agree to and are to be bound by the petition, and further agree to and are to be bound by the petition, and further agree to and are to be bound by the petition and further agree to and are to be bound by the petition and further agree to and are to be bound by the petition and the petition and the petition agree to a petition agree to be added to the petition agree to be added to the petition agree to be agreed to be added to be agreed to	nore County.
notition, and further agree to ment to the Zoning Law For Land	
The Marie County adopted pursuant to	
Billimete count	PARK, THE
LATION	19991.
	- MILLIN -
· ) W	A Dona dent
By: ally	tilberman, Legal Osner President
Morria S	Alberman, Legal Outer
Contract purchaser	1216 West Northern Parkway
Address	1509 #600
Address	Baltimore, Maryland 21209
Address	Baltimore, Maryland
Address	
and the second s	
(1) 0 -4	Protestam's Attorney
/ 13t. SAGA	Protestant a resi
n Attender's Atterney	
Nathan Patz, Petitioner's Attarney	
Address 2110 Maryland National Bank Building	
2110 Maryland Hatlonat Oct	veh.
Address Maryland 21202	tv this 20th
	uncy, care
The Zoning Commission	tunited as
OKDERED Dy The	of this petition be advertised,
ORDERED by The Zoning Commissioner to  196.7. that he subject matter required by the Zoning Law of Baltimore County, in two newsy required by the Zoning Law of Baltimore County, in two newsy required by the Zoning Law of Baltimore County of	of caperal circulation through-
tine 198_L., that many in two news	papers of getting had before the Zoning
of Zoning Law of Baltimore County, and that the pu	blic hearing be mad server Raltimore
required by the Zoning Land monerty be posted, and that the property be posted.	See Building in Towsen, Later
of Aune 196.7. that the subject matter required by the Zoning Law of Baltimore County, in two news out Baltimore County that property be posted, and that the put the subject of Baltimore County in Room 106, County Of	ne on one-leak
required by the Zoning Law of Baltimore County, in two news- unt Baltimore County, that property be posted, and that the put Commissioner of Baltimore County in Room 106, County Of	196 7. at 10:020 clock
County, on the 24th day of duly	
24th	11/01/
County, on the	11/ MX Cover
- A-M. WE - B. H.	To Mariana County.
County, on the	Commissioner of Baltimore County.
Zonyag	
112	10.00H
(over)	10.000
1	

DESCRIPTION

LOT 2, BLOCK E.

AS SHOWN ON RESUBDIVISION F . AT OF . DTS 1, 2, AND 3,

BLOCK E, PLAT 2, SECTION 4, "LAYDON PARK",

SECOND ELECTION DISTRICT,

BALTIMORE COUNTY, MARYLAND.

EXISTING ZONING - "R-6"

PROPOSED ZONING - "R-6 WITH SIDE YARD VARIANCE"

Beginning for the same at a point on the south side of Setonhurst Road, 60

feet wide, as shown on Resubdivision Plat of Lots 1,2 and 3, Block E, Plat Two

and in Plat Book O. T. G. 31, Page 111, at a distance of 71.06 feet, as mea-

the easterly along the south side of said Setonhurst Road from its intersection

with the east side of Winands Road, 60 feet wide, and as shown on said plat, said

beginning point being at the dividing line between Lot 1 and 2, Block E, as shown

on said plat, and running thence, binding on said south side of Setonhurst Road

(1) easterly, by a curve to the right with the radius of 860, 82 feet, the distance

of 48.33 feet, to the dividing line between Lots 2 and 3 of sai'l Block E, thence

line of said Lot 2, (3) S 63°04'48"W - 43,00 feet, thence along the dividing line

Water Bupply II Sewerage ○ Drainage ➤ Highways II Structures ○ Developments ➤ Investigations II Repo

binding on said dividing line,(2) S 29\*45'00"E - 114.09 feet, thence along the rear

Section Four "Laydon Park" recorded among the Land Records of Baltimore

RE: PETITION FOR VARIANCES To Sections 214.1 (b) and 211.3 of Zoning Regulations S/S Lacewood Road 2:6.74' E. Satonhurst Road; S/E Side Setonhurst Road 71.06' from Winands Road, 2nd District

FOR HI

RECEIVED F

DA

PPKijmp

ZONING COMMISSIONER

OF BALTIMORE COUNTY

No. 68-20-A

11111111111111111

The petitioner has requested variances to Sections 214.1 (b) and 211.3, of the Baltimore County Zoning Regulations, to permit a sid yard of 11.84 feetiinstead of the required 15 for #8317 Verm Way Road; yard of 11, 34 feetiinstead of the required 15 for #8317 Verm way Road a side yard of 11.84 feet instead of the required 15 feet for #8115 Verm Way Road (Lota Nos. 30 and 3; respectively, Block E, Section 4, Laydon Parkl; a side yard of 14, 59 feet instead of the required 15 feet for #3903 Scionhurst Road ind a side yard of 22.88 feet instead of the required 25 feet for #3901 Scionhurst Road (Lots Nos. 1 and 2, respectively, Block E Section 4 Laydon Park).

As strict compliance with the Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the wariances would grant relief without substantial injury to the public health, safety or general welfare of the locality involved, the variances should be granted.

It is this 25 // day of July 1967 by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition for the aforegoing variances should be and the same is granted from and after the date of this Order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

. 1

DESCRIPTION

10T 30, BLOCK E, PLAT TWO, SECTION FOUR, "LAYDON PARK", SECOND ELECTION DISTRICT,

BALTIMORE COUNTY, MARYLAND,

EXISTING ZONING "R-6"

PROPOSED ZONING "R-6 WITH SIDE YARD VARIANCE"

Beginning for the same at a point on the south side of Verm WLy Road, 60 feet wide, and as shown on Plat Two, Section Four, "Laydon Park", recorded among the Land Records of Baltimore County in Plat Book R. R. G. 30, Page 81, at a distance of 218.74 feet, as measured easterly along the south side of said Verm Way Road from its intersection with the east side of Setonhurst Road, 60 feet wide, and as shown on said plat, said beginning point being at the dividing line between Lots 29 and 30, Block E as shown on said plat, and running thence, binding on said south side of Verm Way Road, (1) southeasterly, by a curve to the right with a radius of 225, 00 feet, the distance of 63, 38 feet, to the dividing line between Lots 30 and 31 of said Block E, thence bluding on said dividing line (2) S 36\*56/30"W - 121.59 feet, thence along the year line of said Lot 30, (3) N 57°16'20"W - 29.39 feet, thence along the dividing line first herein referred to. (4) N 20"48'00"E - 119.60 feet to the place of beginning.

Containing 0. 14 of an acre of land, more or less.

DESCRIPTION

LOT 31, BLOCK E, PLAT TWO, SECTION FOUR. "LAYDON PARK", SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

EXISTING ZONING "R-6"

PROPERED ZONING "R-6 WITH SIDE YARD VARIANCE"

Beginning for the same at a point on the south side of Verm Way Road, 66 feet wide and as shown on Plat Two, Section Four, "Laydon Park", recorded among the Land Records of Baltimore County in Plat Book R. R. G. 30, Page 81, at a distance of 282.12 feet, as measured easterly along the south side of said Vorm Way Road from its intersection with the east side of Scionhurst Road, 60 feet wide and as shown on said plat, said beginning point being at the dividing line between Lots 30 and 31, Block E, as shown on said plat, and running thence, binding on the south side of said Verm Way Road, (1) southeasterly, by a curve to the right with a radius of 225,00 feet, the distance of 63,39 feet, to the diiding line between Lots 31 and 32 of said Block E, thence binding on said didding line, (2) S 53\*05'00"W - 115.00 feet, thence along the rear line of said Lot 31, (3) N 57" 16'20"W - 30, 66 feet, thence along the dividing line first herem referred to, (%) N 36\*56'30"E - 121.59 feet to the place of beginning

Containing 0, 10 of an acre of land, more or less, J. O. # 62207 PPK:imp

ENGINEERO

5/29/67

more, Md. 2125-4, Tel. 301/823-0900

DESCRIPTION

LOT 1, BLOCK E,

AS SHOWN ON RESUBDIVISION PLAT OF LOTS 1, 2 AND 3, BLOCK E. PLAT TWO, SECTION FOUR "LAYDON PARK",

SECOND ELECTION DISTRICT,

BALTIMORE COUNTY, MARYLAND,

EXISTING ZON NO "R-6"

PROPOSED ZONING "R-6 WITH SIDE YARD VARIANCE"

Beginning for the same at the northeast end of a gusset line connecting the as as alde of Wicanda Road, 60 feet wide, and the south side of Setonburst Road, 60 lost wide, as shown on Resubdivision Plat of Lots 1, 2 and 3, Block E, Plat 2, Section Four, "Laydon Park", recorded among the Land Records of Baltimore County in Plat Book O. T. G. 31, Page 111, and running thence, binding on the south side of said Setonhurst Road. (1) easterly, by a curve to the right with the radius of 860, 82 feet, the distance of 61,06 feet to the dividing line between Lots 1 and 2. Block E, as shown on said plat, thence binding on sind diwiding line. (2) S 32\*31'20"E - 110.74 feet, thence along the rear line of said Lot 1. (3) S 63\*04'48"W - 46.21 feet, to the east side of said Winands Road, thence binding on the east side of said Winands Road the two following courses and distances, (4) N 47\*32'00"W - 49.32 feet and '5; northwesterly by a curve Water Supply E Sewerage © Oralinage ≯ Highryays E Structurer © Developments ≯ investigations E Reports 5/29/67



5/29/67 . .



Containing 0, 14 of an acre of land more or less.

to the right with a radius of 640,00 feet, the distance of 16,47 feet, and thence,

binding on the aforementioned gusset line, (6) N 04\*51'10"E - 13,44 feet to the

J. O. # 622.07

place of beginning.

PPK:jrap

first herein referred to, (4) N 32°31'20"W - 110.74 feet to the place of be-

J. O. # 62207

Containing 0, 12 of an acre of land, more or less.

### BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

July 14, 1967 Mr. John G. Rose, Zoning Commissioner

Petition #58-20-A. \$317, \$315 Vem. Way Road and 3903 Setanhust Road.

Petition for Variances to permit side yards of 11.84 feet instead of the required 15 feet; and to permit side yards of 14.99 feet instead of the required 15 feet; and to permit a diety and 62.2, 88 feet instead of the required 25 feet.

Laydon Park, Inc. - Petitioners

2nd District

Monday, July 24, 1967 (10:00 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on the subject petition.

				7		
TELEPHONI 823-3000			INVOICE			4407
F.T. 307		LTIMORE CO		RYLAND	RO.	4427
			OF FINAN		DATE AN	w 21. 11
		Division of	Collection and Receipts			
			URT HOUSE MARYLAND 21204	BULLE		
5-259085	CONTROL OF PARTY OF			The farmer	t. of balto	-
TG:	Laprim Park, Inc. 1236 W. Horthern P. Baltimore, Hd. 2120					
	1216 W. Morthern P. Beltimore, Rd. 2120					TOTAL AN
	1216 M. Horthern P		BIO VAN TH G PERFORATION AND REEP	S POPTION WITH Y THIS PORTION FOR	DUR REMITTANCE	\$139.13
DEPOSIT TO	1216 M. Marthurn P. Beltimore, Nd. 2121 O ACCOUNT NO. 01-622		G PERFORATION AND KEEP	THIS PORTION FOR	DUS REMITTANCS I YOUR RECORDS	\$139.13
DEPOSIT TO	1216 W. Marthern P. Bolthare, Nd. 2121 O Account no. 01-622 Advertising and p	DETACH ALON	G PERFORATION AND KEEP	THIS PORTION FOR	DUS REMITTANCS	\$139.13
DEPOSIT TO	1216 W. Marthern P. Bolthare, Nd. 2121 O Account no. 01-622 Advertising and p	DITACH ALON	G PERFORATION AND KEEP	THIS PORTION FOR	DUT REMITTANCS YOUR RECORDS	\$139.13 com
DEPOSIT TO	1216 W. Marthern P. Bolthare, Nd. 2121 O Account no. 01-622 Advertising and p	DITACH ALON	G PERFORATION AND KEEP	THIS PORTION FOR	DUR REMITTANCE YOUR RECORDS	\$139.13 com
DEPOSIT TO	1216 W. Marthern P. Bolthare, Nd. 2121 O Account no. 01-622 Advertising and p	BETACH ALON plating of property 18-4	o PERFORATION AND REEP  For Laydon Park,  PAR — ***	THIS PORTION FOR	DON'S REMITTANCES YOUR RECORDS	\$139.13 com
DEPOSIT TO	1216 W. Marthern P. Bolthare, Nd. 2121 O Account no. 01-622 Advertising and p	DITACH ALON	o PERFORATION AND REEP  For Laydon Park,  PAR — ***	THIS PORTION FOR	DOT REMITTANCE YOUR RECORDS	\$139.13 com
DEPOSIT TO	1216 W. Marthern P. Bolthare, Nd. 2121 O Account no. 01-622 Advertising and p	BETACH ALON plating of property 18-4	PARTON AND REF	THIS PORTION FOR	DUT REMITTANCE YOUR RECORDS	\$139.13 com
DEPOSIT TO	1216 W. Marthern P. Bolthare, Nd. 2121 O Account no. 01-622 Advertising and p	DITACH ALON PROPERTY SEA	PARTON AND REF	THIS PORTION FOR	OUT REMITTANCE YOUR RECORDS	\$139.13 com
DEPOSIT TO	1216 W. Marthern P. Bolthare, Nd. 2121 O Account no. 01-622 Advertising and p	DITACH ALON PROPERTY SEA	PARTON AND REF	THIS PORTION FOR	DOP SENITANCE YOUR RECORDS	\$139.13 com

IMPORTANT: MAKE CHECKS PAYABLE TO BALTILYORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIFTS, COURT HOUSE, TOWSON, MARYLAND 21204

TO:	BALT MORE COUNTY, MARIAND OFFICE OF FINANCE Distance of Collection and Receipt COURT HOUSE TOWION, MARYLAND 22004 Building States and States an				
	COUNT NO. S. 4522  DETACH ALONG PERFORMING AND REP THIS POSTION FOR YOUR RECORDS	TOTAL AMOUNT			
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	25.00			
• .,	13-940 10-0 1 -9423 47-	29.00			
	1-10 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	5570			

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 6th 19 67 THIS IS TO CERTIFY, that the annexed advertisement was appearing on the 6th day of July

published in THE JEFFERSONIAN, a weekly newspaper printed

THE JEFFERSONIAN.

Cost of Advertisement, 3...

# THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS

No. I Newburg Avenue

CATONSVILLE, MD

July 10, 19 67

THIS IS TO CERTIFY, that the annexed ad artisement of John C. Rose, Zoning Commissioner of Baltimere County

was inserted in THE BALTIMORE COUNTIAN, a group of these weekly newscapers published in Baltimore County, Maryland, once a week for the 10th day of July, 19 67, that is to say

the same was inserted in the issues of July 6, 1967.

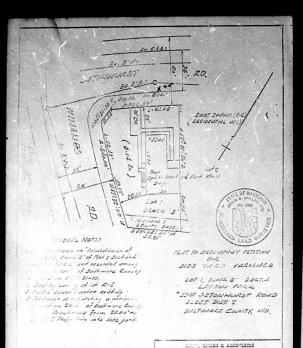
THE BALTIMORE COUNTIAN

By Paul I Morgan

Polition for Variance from the Joseph Regulations of the Joseph Regulations of the Joseph Regulation of Lish feet for S217 Verm Way for 11.34 feet instead of the very large of 11.34 feet instead of the very large of 11.35 feet for S215 fe

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

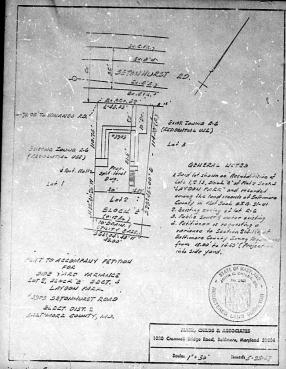
Variances Leydon Park Inc. Location of property: 8317 Verne Way Ret 8 315 Verne way Pol and 3903 + 3901 Stonburt Rd (Juydon Park) Loration of Signs On Lawn of 3903 Setenburst Rel (2 " " 4, 3901 (3) 8315 Verm way Rol (about name prage is Laceword Rol)

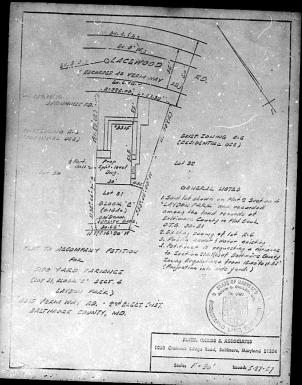


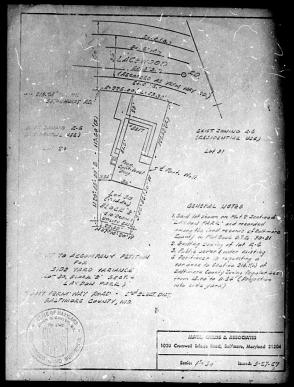
1020 Crosswe, Sord, Baltimere, Maryland 21234

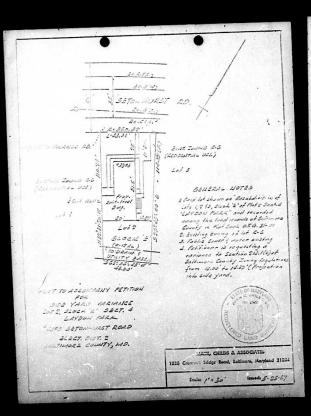
Scule: / 5.80

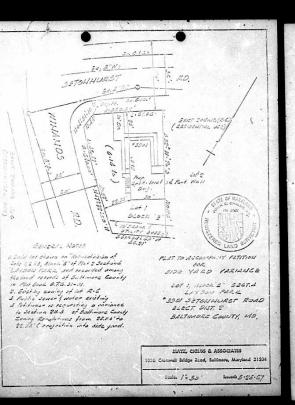
haued. 6 - 25 - 67

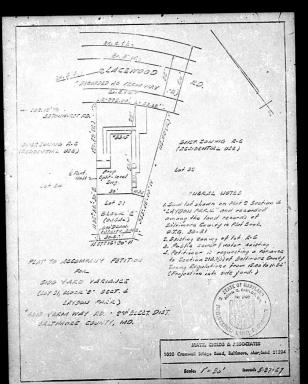


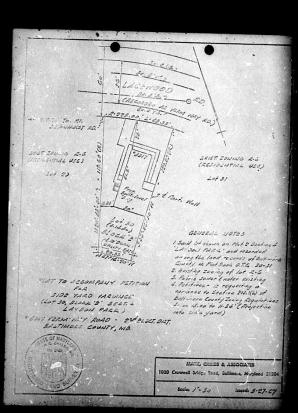










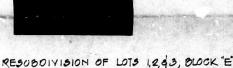




ROAD Selback Z #3905 3 #3905 2 3 BOAS 563 04 48 W 132.58 Ex 10' Drainage of Otility Easement

> BELLE FARMS GL 9. 25 . Folio 96

AYON HORST CIRCLE



OF PLAT 2 SECTION 4 LAYDON PARK

CHO ELECTION DISTRICT SCALE 1":50"

F.W. A. Completed 26424 GO

Finai Plat Checked:

Engineering GALK

Pannick .

BALTIMORE COUNTY, MO. AUGUST 5, 1966

N26500

OWNER AND DEVELOPER LAYDON PARK, INC. BALTIMORE, MARYLAND

31-111 0.T.G APPROVED, BALTIMORE COUNTY PLANNING BOARD

9/16/66 DATE:

APPROVED:

9/21/66 DATE:

Circle Q. G. H.
DEPUTY STATE & COUNTY HEALTH OFFICER

APPROVED:

COUNTY ROADS PHOTHER DATE:

MATZ, CHILDS & ASSOCIATES 1020 CROMWELL BRIDGE ROAD BALTIMORE 4. MD.

COMPUTED: PPL DRAWN: TP CHECKED: PL 10. 62207

2 4 6 8 10 12 14 16 18 20 22 24 26 28 20 18 16 14 12 10 8 6 4 2 

#### OWNERS CERTIFICATE:

The requirements of Section 72-8 Article 17 of the Annotated Code of Maryland, (Flack 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.

LAYDON PARK, INC. 8 24 64 - olar tholeman

### SURVEYORS CERTIFICATE:

"I: JOHN C. CHILDS SR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 459. Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.

REGISTERED LAND SURVEYOR No. 3622 DATE

#### NOTE:

STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use: the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their airs and assigns.

#### NOTE:

COORDINATES

MORTH

26224 98

26253 28

26384.60

26304 26

26290 87

26387. 24 26285 00

2

R: 640 00'

L: 48.47

1: 2324

L: 04'09 36

46.46

C: N 45° 27' 12" W

WEST

42681 50

42717 88

4262 6

42 49.85

42750 99

42615 95

42563 30

NO

R:49

510

546

648

649

148

842

1

R: 860.82

L: 151 91

7: 76 15

L: 10'06'39

151.71

C. N 58° 01' 28" E

COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse

W.40320 70 H 24793 85 X . 1908 X-1909 W 39962 11 N 25185.05

OWNER DATE

M-E ite improve