

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **LAYDON PARK, INC.**, 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 Sections 214.1(b) and 211.3 and, if applicable, 212.2 to permit a side yard of 15 feet for 8317 Verm Way Road and a side yard of 11.84 feet instead of 15 feet for 8315 Verm Way Road (Lots 30 and 31, respectively, Block E, Section 4, Laydon Park) and a side yard of 14.59 feet instead of 15 feet for 8313 Verm Way Road (Lots 29 and 30, respectively, Block E, Section 4, Laydon Park). These four properties are all in the Second Election District of Baltimore County. These four properties are currently under development in the "Laydon Park" development and as noted the requested variance, if they really constitute a variance at all, is not a "relatively immaterial" variance under the Zoning Regulations of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Petitioner, as noted, owns these lots in the residential development of Laydon Park, and in order to maintain the character and prestige of the development by constructing on said separate lots minimum split level dwellings of an appropriate size and design, Petitioner's engineers have recommended, with the concurrence of your Petitioner, that the minimum variance (in two instances from 15 feet to 11.84 feet, and in the third of the four instances from 15 feet to 14.59 feet) be granted. The granting of these variances will not violate any of the principles, standards, rules or conditions and safeguards set forth in the Zoning Regulations and are advantageous and desirable. Annexed hereto are 10 copies of a Surveyor's plan of each of the four above mentioned lots and 7 copies of a Surveyor's description of each thereof. Set atached 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 petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

LAYDON PARK, INC.
By: *[Signature]* **Horris Blumberg**, Legal Owner, President
Address: 1206 West Northern Parkway
Baltimore, Maryland 21209

Kathleen Pats, Petitioner's Attorney
Address: 2110 Maryland National Bank Building
Baltimore, Maryland 21202

ORDINED BY the Zoning Commissioner of Baltimore County, this 24th day of July, 1967, at 10:22 o'clock County, on the 24th day of July, 1967, at 10:22 o'clock

[Signature]
Zoning Commissioner of Baltimore County.



RE: PETITION FOR VARIANCES
To Sections 214.1(b) and 211.3 of Zoning Regulations
S/S Lacewood Road 214.74
E. Setonhurst Road/S/E Side
Setonhurst Road 71.06' from
Winands Road, 2nd District
Laydon Park, Inc.,
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 68-20-A

The petitioner has requested variances to Sections 214.1(b) and 211.3, of the Baltimore County Zoning Regulations, to permit a side yard of 11.84 feet instead of the required 15 feet for 8317 Verm Way Road; a side yard of 11.84 feet instead of the required 15 feet for 8315 Verm Way Road (Lots Nos. 30 and 31, respectively, Block E, Section 4, Laydon Park); a side yard of 14.59 feet instead of the required 15 feet for 8313 Verm Way Road (Lots Nos. 29 and 30, 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 variances 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 25th day of July 1967 by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition for the foregoing 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.

[Signature]
Zoning Commissioner of
Baltimore County

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/623-0900

DESCRIPTION
LOT 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 Way 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 binding on said dividing line, (2) S 36°56'30"W - 121.59 feet, thence along the rear 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.

PPK:jmp J.O. # 62207
Water Supply & Sewerage & Drainage & Highways & Structures & Developments & Investigations & Reports



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/623-0900

DESCRIPTION
LOT 31, 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 Way 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 282.12 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 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 dividing line between Lots 31 and 32 of said Block E, thence binding on said dividing line, (2) S 35°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 herein referred to, (4) N 36°56'30"E - 121.59 feet to the place of beginning.

Containing 0.14 of an acre of land, more or less.

Water Supply & Sewerage & Drainage & Highways & Structures & Developments & Investigations & Reports
PPK:jmp J.O. # 62207



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/623-0900

first herein referred to, (4) N 32°31'20"W - 110.74 feet to the place of beginning.
Containing 0.12 of an acre of land, more or less.

PPK:jmp J.O. # 62207 5/29/67

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/623-0900

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

Beginning for the same at the northeast end of a gaslet line connecting the south side of Winands Road, 60 feet wide, and the south side of Setonhurst Road, 60 feet 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 said dividing 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 & Sewerage & Drainage & Highways & Structures & Developments & Investigations & Reports



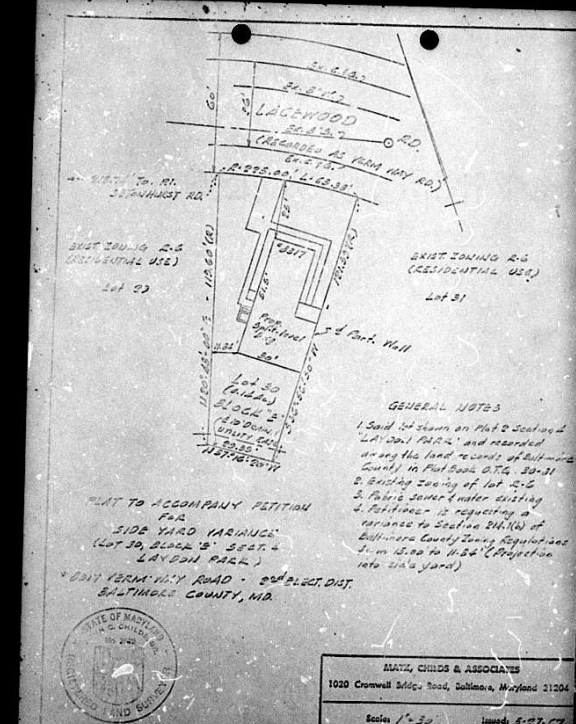
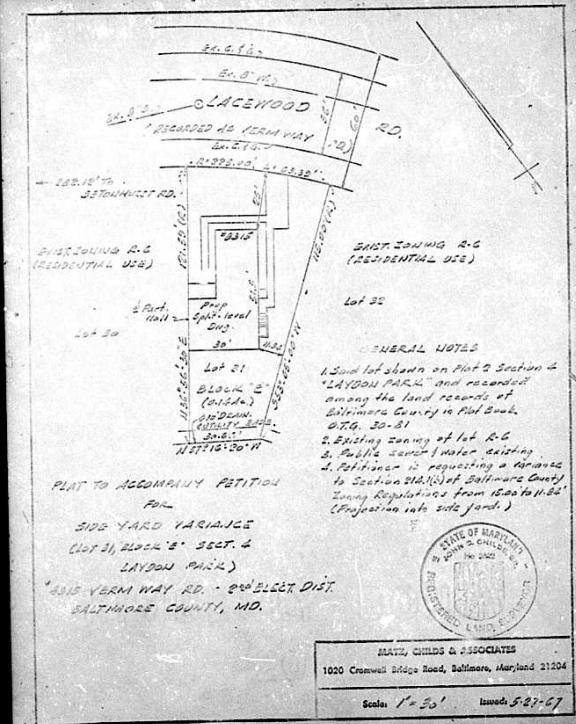
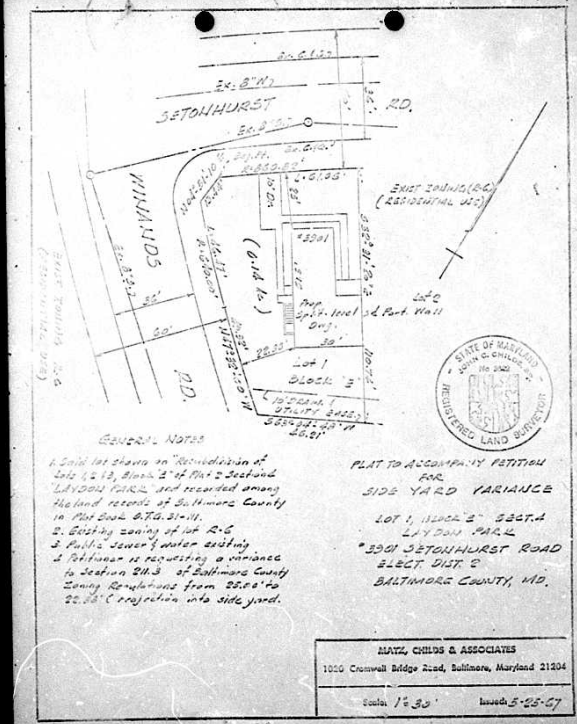
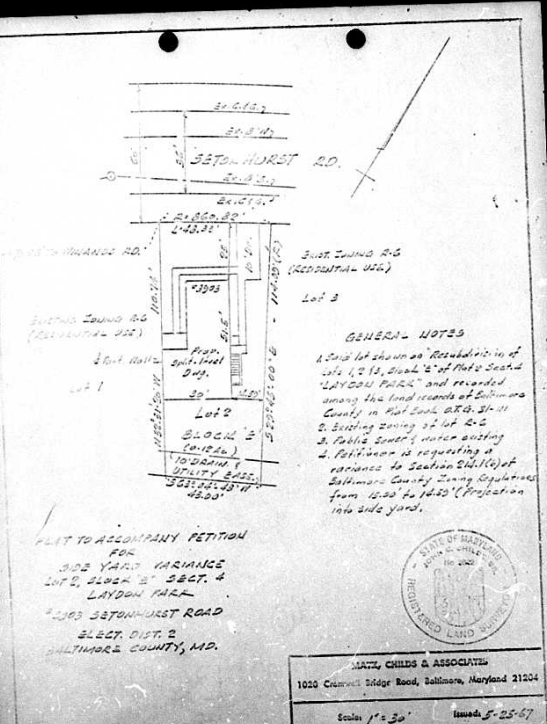
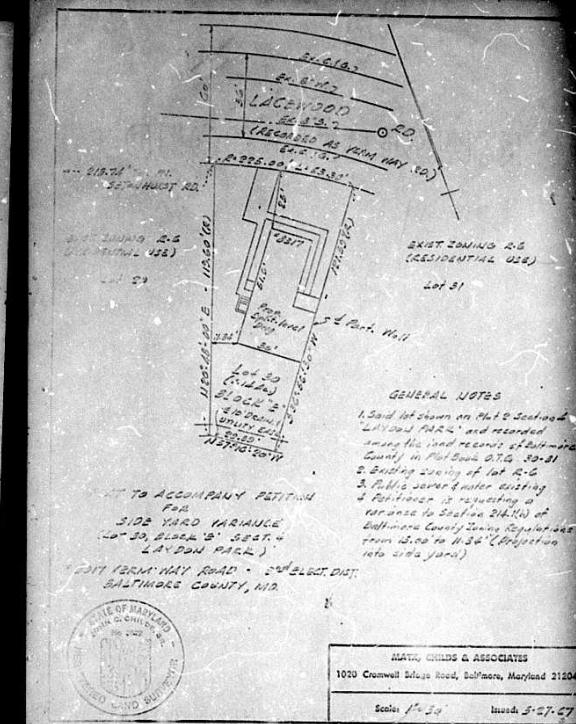
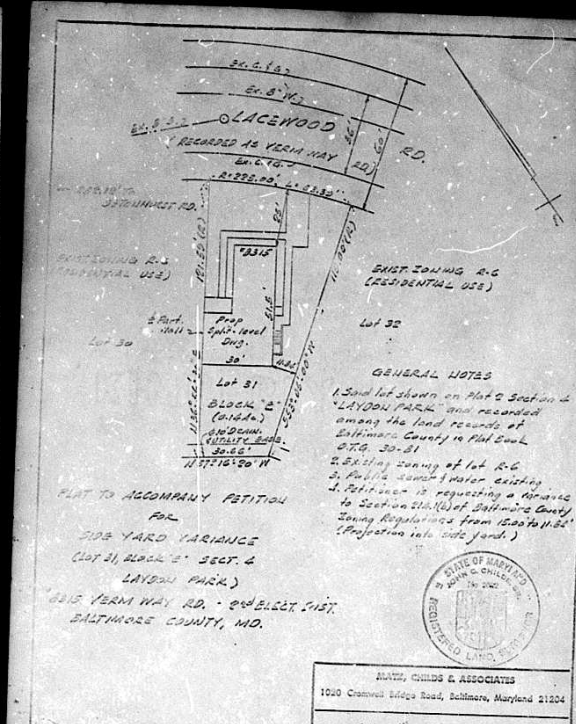
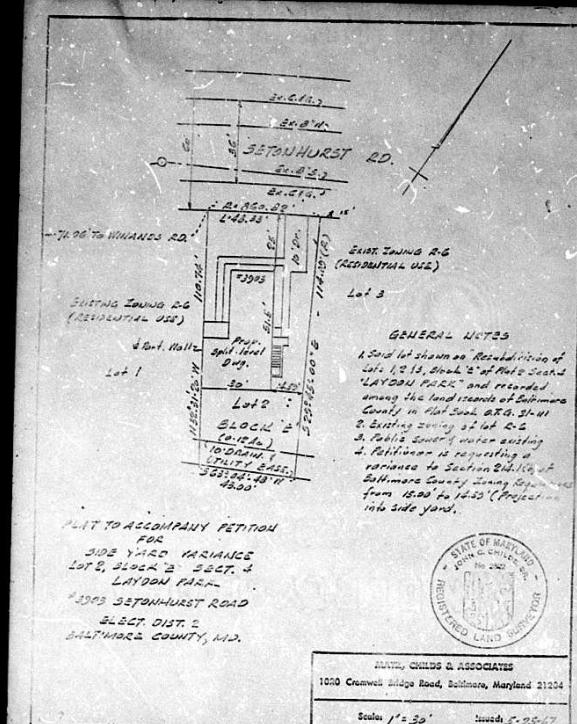
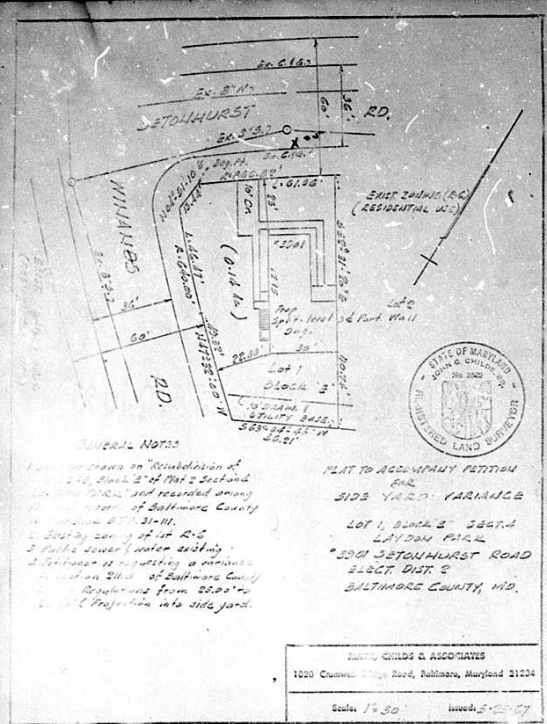
MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/623-0900

to the right with a radius of 640.00 feet, the distance of 16.47 feet, and thence, binding on the aforementioned gaslet line, (6) N 04°51'10"E - 13.44 feet to the place of beginning.

Containing 0.14 of an acre of land more or less.

PPK:jmp J.O. # 62207 5/29/67

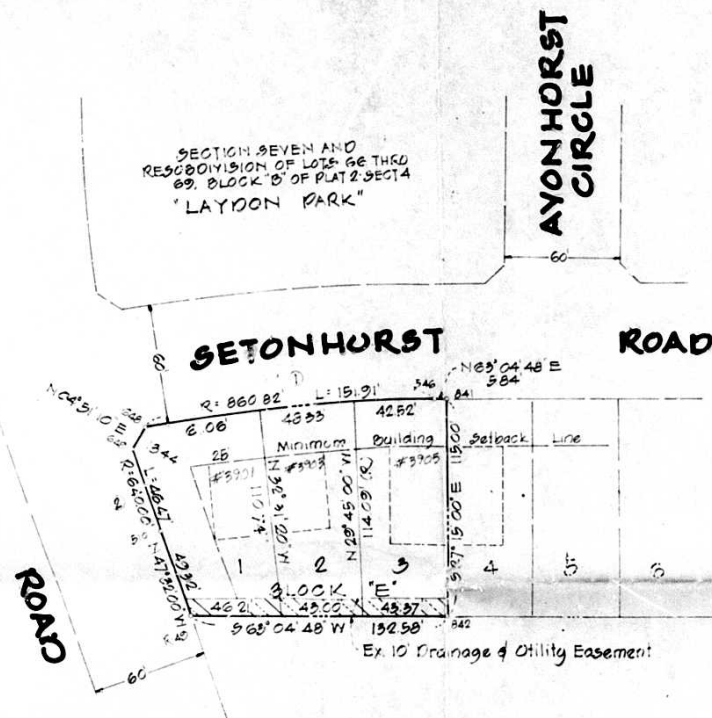




COORDINATES		
NO	WEST	NORTH
R 49	42681.50	26224.98
510	42717.88	26253.28
546	42621.16	26384.60
648	42749.88	26304.26
649	42760.99	26290.67
841	42615.95	26387.24
842	42563.50	26285.00

①
R: 860.82
L: 151.91
T: 76.15
L: 10° 06' 39"
C: N 58° 01' 28" E
151.71'

②
R: 640.00
L: 46.47
T: 23.24
L: 04° 09' 36"
C: N 45° 27' 12" W
46.46'



RESUBDIVISION OF LOTS 1, 2, 3, BLOCK "E"
OF PLAT 2 SECTION 4
LAYDON PARK
2ND ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1"=50' AUGUST 5, 1966

OWNER AND DEVELOPER
LAYDON PARK, INC
1216 W. NORTHERN PARKWAY
BALTIMORE, MARYLAND



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 heirs and assigns.

NOTE:

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 stations:

X: 308 Y: 40320.70 N 24733.85
X: 1909 Y: 39962.11 N 25183.06

OWNERS CERTIFICATE:

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

LAYDON PARK, INC.

OWNER

DATE

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

APPROVED, BALTIMORE COUNTY PLANNING BOARD

9/16/66

DATE:

DIRECTOR

APPROVED:

9/21/66

DATE:

DEPUTY STATE & COUNTY HEALTH OFFICER

APPROVED:

DATE:

COUNTY ROADS ENGINEER

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

COMPUTED: PPK DRAWN: TP CHECKED: PL 10-F 62807