

RE: Petition for a Special Exception
and Variance to Zoning Regulations
for 2 1/2 Acres, Pennsylvania Ave., 77 feet
East of Reisterstown Ave., 9th District
County Investment Co., Petitioner

BEFORE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

APPEAL

Mr. Commissioner:

Please enter an appeal from the decision
rendered in the above matter, dated January 2, 1957, and forward
all papers to Board of Zoning Appeals of Baltimore County.

Wm. H. Hill
Wm. H. Hill, Jr.,
County Investment Co., Petitioner



OFFICE OF PLANNING

Inter-Office Correspondence

From: Mr. Malcolm H. Hill October 8, 1956
To: Mr. Wilkie H. Adams
Subject:

The following is an excerpt from the minutes of the October 3rd meeting
of the Planning Board:

"Sub Office Building on Pennsylvania Avenue". Mr. Hill briefed
the Board on its previous consideration of this property where
there had been a petition for a Special Exception and a Variance
to permit an office building. He reviewed a memorandum which he
had written to Mr. Adams, and which the Board had approved at its
meeting of June 6th, 1956. At that time Mr. Hill had withdrawn
his petition in view of the Planning Board's recommendation that
the County acquire the property. Having recently learned that the
Commissioners do not plan to buy the property now, Mr. Hill filed
a second petition for the Special Exception and Variance. After
discussion, Mr. Hollmann made the following resolutions:

RESOLVED, That the Board reiterate its recommendation to the
Board of County Commissioners that they purchase this
land for the future use of County buildings, explain-
ing that this is the only vacant land left for use
in connection with such future civic expansion around
the Court House Square, and that in any case it is
needed at the present time for off-street parking.
Further, that the Planning Board is completing its
recommendations for a Master Plan for the County Civic
Center and will advertise its public hearing on this
plan in November. Further, that a copy of this
Resolution be forwarded to the Zoning Commissioner,
together with the recommendation that he deny the
Special Exception and Variance for these reasons.
Mr. Peper seconded the Resolution, and it was carried.

Mr. Fitzpatrick was unable to find any memorandum to you dated May 14th on
the same subject, and therefore two copies of it are enclosed for your reference.

Wm. H. Hill
Malcolm H. Hill,
Director

RE: PETITION FOR VARIANCE
TO ZONING REGULATIONS -
S. S. Pennsylvania Ave.,
77 feet E. Reisterstown Ave.,
9th Dist., County Invest-
ment Co., Petitioner

BEFORE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 3949-V

Pursuant to advertisement, posting of property
and public on the above petition, upon hearing the testimony and after
having given much consideration to this matter, I feel to grant the
special exception and variance to the zoning regulations as requested
would prove unfortunate and conflict with public interest.

I am extremely doubtful if traffic could pass or
move as freely as was described at the time of the hearing. The
physical aspect or being of this area has not changed to date and
to grant this special exception and variance would cause additional
traffic hazards and in reality affect the safe travel of all persons
using Pennsylvania Avenue.

I cannot see how the petitioner can state a hardship
in presenting his case since he was told of the zoning problem before
he purchased this tract.

Even then a variance as stated by the Zoning Regula-
tions may only be granted, "if on area and height regulations in cases
where strict compliance with the Zoning Regulations for Baltimore County
would result in practical difficulty or unreasonable hardship. However,
any such variance shall be granted only in strict harmony with the
spirit and intent of said Regulations, and only in such manner as to
grant relief without substantial injury to the public health, safety,
and general welfare."

January 11, 1957

\$30.00

RECEIVED of County Investment Company the sum of Thirty
(\$30.00) Dollars, being cost of appeal to the Board of Zoning
Appeals of Baltimore County from the decision of the Deputy
Zoning Commissioner denying the special exception for a variance
to the Zoning Regulations - south side Pennsylvania Avenue, 77
feet east of Reisterstown Ave., 9th District.

Zoning Commissioner

01623 Zoning Service Charge

Section 307 further states that to grant any variance that
"a finding of fact setting forth and specifying the reason or reasons for
making such variance", should be noted and since no facts were presented
at the time of the hearing and because if I were to grant this special
exception and variance I believe I would be ignoring completely the
zoning regulations for Baltimore County, and more specifically Section
307 of said Zoning Regulations.

I also believe, as does Mr. Hill, that this would be a
step in the opposite direction from efforts to produce a comprehensive
plan, based on long range civic needs.

It is because of the foregoing reasons that I am denying
this petition for a special exception and variance.

It is this 8th day of January, 1957, by the
Deputy Zoning Commissioner of Baltimore County, ORDERED that the
aforesaid petition for a special exception and variance to the
Zoning Regulations, be and the same is hereby denied.

Malcolm H. Hill
Deputy Zoning Commissioner
of Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

From: Mr. Malcolm H. Hill October 8, 1956
To: Mr. Wilkie H. Adams
Subject: Sub Office Building on Pennsylvania
Avenue.

The Board did not feel that there should be any favorable statement
as to the desirability of the Variance provided you granted the Special Exception,
because they felt that it would weaken their recommendation against the granting
of the Special Exception.

WHD
1068

WHD
Malcolm H. Hill,
Director

October 10, 1956

MEMORANDUM

TO: Mr. Wilkie H. Adams, Zoning Commissioner
FROM: The Zoning Advisory Committee -
Subject discussed in meeting of October 4, 1956.

SUBJECT: Zoning Petition #3949. Special Exception for office
use and Variance for side yard of 2 feet instead of
25 feet. South side of Pennsylvania Avenue,
beginning 77 feet east of Reisterstown Ave. 2 acre,
9th District.

At our October 4 meeting, information was received from
the Planning Department that this tract is within an area
wanted for possible civic building or community off-street parking
use, but that no firm decision has yet been made and that the
County is unwilling as yet to make efforts to purchase the property.

GEH:gh

September 19, 1956

\$25.00

RECEIVED of County Investment Company, petitioner,
the sum of Twenty-five (\$25.00) dollars, being cost of
petition for Variance, advertising and posting property
on the south side of Pennsylvania Avenue, 77 feet East
of Reisterstown Ave., Ninth District of Baltimore County.

An additional sign is required for posting the
property, therefore, a balance of Three (\$3.00) dollars
is due.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING

Wednesday, October 10, 1956
at 3:30 P. M.

Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
SEP 19 1956
COMPTROLLER'S OFFICE

RECEIVED
SEP 25 1965
COMPTON
By *nn*

Date of Posting 9-26-56

The UNION NEWS
N. J. K...
Manager.

Pursuant to petition filed with the Zoning Commissioner of Baltimore County for Special Exception to use the property hereinafter described for offices and petition for Variance to permit a side yard of 2 feet instead of the required 22 feet of the property hereinafter described, the Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Room 100 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, October 10, 1956, at 2 P.M.

to determine whether the petitioners had been notified of the hearing. The petitioners requested that the court order the sheriff to produce the petitioners to the hearing. The court granted the petitioners' request and ordered the sheriff to produce the petitioners to the hearing. The court also ordered the sheriff to produce the petitioners to the hearing.

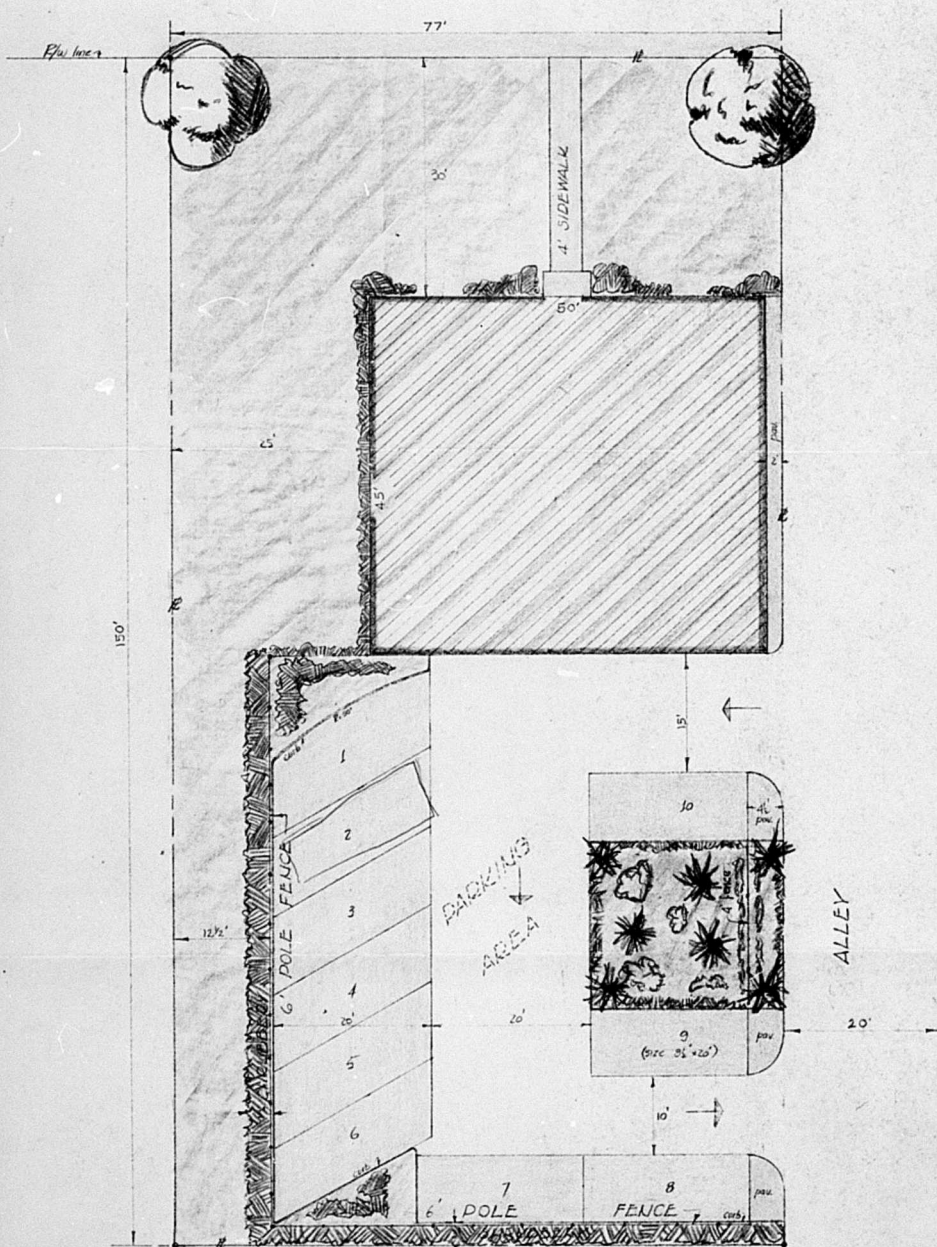
OFFICE BUILDING *for*
COUNTY INVESTMENT COMPANY
TOWSON, MARYLAND

Vicinity Sketch:

l' = 2.00



AVENUE



SCALE 1" = 10'

B. M. Willemann & Associates
22 W. Penna Ave. Tucson