

PETITION FOR A SPECIAL HEARING AND VARIANCE

IN THE MATTER OF : BEFORE THE
YOUNG AND SELDEN CO., INC. : ZONING COMMISSIONER
FOR A SPECIAL HEARING : OF
AND VARIANCE : BALTIMORE COUNTY

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Young and Selden Co., Inc., Petitioner, hereby petitions for a special hearing under the Zoning Law and Regulations of Baltimore County to determine whether or not a permit should be issued for the erection of a lithography plant at the below described location, and petitions for a variance to the Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted is as follows:

Section 252.4 - Not more than 25% of the land area of any one industrial project may be covered by buildings.

Reason for variance:

To permit utilization of an area in excess of 25% of the land area of the proposed industrial project to be covered by buildings.

Property situate:

All that parcel of land in the Ninth District of Baltimore County, beginning at a point on the Northernly side of West Road where the said Northernly side of West Road intersects the Eastern boundary line of the Town and Cockeysville Electric Railway Company Right-of-Way (said point of beginning being South 64 degrees 58 minutes West 563.07 feet from the intersection of the Northernly side of West Road and the West side of the Right-of-Way of the through highway leading from West Road to the Baltimore County Beltway), running thence North 23 degrees 42 minutes West 641.26 feet binding on the East side of the Town and Cockeysville Railway Company Right-of-Way, running thence North 65 degrees 45 minutes 30 seconds East 47.82 feet to a point in the Right-of-Way line of the above referred to through highway, and thence binding on said right-of-way line the following courses and distances as follows:

North 83 degrees 27 minutes 10 seconds East 249 feet, North 82 degrees 29 minutes 10 seconds East 87.78 feet, South 88 degrees 33 minutes 29 seconds East 11.47 feet, running thence 90 feet on a curve to the right with a radius of 630 feet and subtense of by a chord South 84 degrees 27 minutes 56 seconds East 89.92 feet, running thence 46 feet on a curve to the right with a radius of 230 feet subtended by a chord South 74 degrees 38 minutes 37 seconds East 45.92 feet, thence running 112.38 feet on a curve to the right with a radius of 147.53 feet subtended by a chord South 47 degrees 03 minutes 30 seconds East 109.68 feet, thence South 28 degrees 03 minutes 40 seconds East 307.84 feet to the Northernly side of West Road, and thence binding on the Northernly side of West Road South 64 degrees 58 minutes West 563.07 feet to the place of beginning.

YOUNG AND SELDEN CO., INC.

By *Richard R. Harwood, Jr.*
Richard R. Harwood, Jr.
Assistant to the President.

Legal Owner

Richard R. Harwood, Jr.
Professor, Royce & Mueller
Richard R. Harwood, Jr.
Kenneth C. Proctor
Attorneys for Petitioner

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OFFICE OF PLANNING

Inter-Office Correspondence

From : Mr. Malcolm H. Hill
To : Mr. William H. Adams
Subject : Proposed H. R. Zone development at West Road and the Beltway, in Town.

The Young and Selden Company proposes to erect a modern factory on this 7.00 acre site which is already on the Zoning Map as an H. R. Zone. The operation of the Company is primarily concerned with the printing of bank notes. There is no question as to the suitability of this type of industry in an H. R. Zone.

The architectural perspective submitted indicates a building of good, straightforward contemporary design, which has its entrance facade toward the Beltway. Though the grounds are entered from West Road, the latter facade is to be a brick wall without windows. Existing trees on that side can provide any screen that might be desirable from West Road, from which the building will have a 100-foot setback. Vines can be planted if needed to soften the 200 foot stretch of wall. The plot plan indicates adequate parking along the east side, between the building and the ramp to and from the Beltway. Truck service access tract would be served by a joint road along the property line. The owners have agreed to modify their site plan so as to use this arrangement if it can be worked out in time to coincide with their construction.

There should be a shrub planting strip between the parking space and the Beltway ramp. This need not be heavy planting but should at least partially screen the parking lot. There should also be a planting strip, as required by the Zoning Regulations, between the parking lot and West Road. This planting material should be chosen so as not to grow high enough to affect visibility in relation to either the parking lot or Beltway ramp entrances and exits.

The recommendation of the Planning Board in connection with the requested variance of the 25% lot coverage requirement has been covered by a previous report from this office. As noted in the Minutes, the Board concurred with the proposed variance in view of the building's location adjoining the Beltway on the north and industrial and commercial zones on the west and east sides respectively; also in view of the fact that the front yard setback on the south, opposite R-2 Zoning, is twice the minimum required in the H. R. Zone.

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cc - Mr. K. Proctor

Malcolm H. Hill, Director
Malcolm H. Hill, Director

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cc - Mr. K. Proctor

Malcolm H. Hill, Director
Malcolm H. Hill, Director

OFFICE OF PLANNING

Inter-Office Correspondence

From : Mr. Daniel J. Stanton
To : Mr. William H. Adams
Subject : Zoning Petition #122 - M-1 -v- v. Permit for Lithographing Plant in H. R. Zone and Variance to permit over 25% land coverage - West Road and Beltway, 9th Election District. Hearing Date - May 15, 1957.

This Office would like to call to your attention that it has been unable to submit its recommendations with regard to the subject petition because the plans specified in sections 250.2 and 250.3 of the Zoning Regulations have not been received to date.

The Planning Board considered the request for variance at its meeting of March 11, 1957. A copy of the minutes of this meeting are attached for your information.

Daniel J. Stanton
Daniel J. Stanton,
Deputy Director

DJS
mlb

RE: PETITION FOR A SPECIAL HEARING AND VARIANCE TO ZONING REGULATIONS - North side of West Road, 9th District - Young & Selden, Inc., Petitioners
ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 1129-I-7

Pursuant to the advertisement, posting of property and public hearing on the within petition for a special hearing on a proposed plan for the development of an "H-R" Zone and a variance to the regulations for land area coverage with buildings, the plans having been submitted to the Office of Planning, as required by the Regulations, and comments having been received from the Director, it is the opinion of the Zoning Commissioner that after hearing the testimony, the recommendations of the Office of Planning, dated May 22, 1957, should become a part of this Order in granting the variance and the issuing of a permit to erect a lithography plant, on the property described in the petition. There were no protestants to the granting of the variance, the special exception and variance to the Zoning Regulations.

It is, therefore, this 24th day of May, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition, the first for a special hearing to permit the erection of a lithography plant and, second, to permit utilization of an area in excess of 25% of the land area of the proposed industrial project to be covered by buildings, be and the same is hereby granted, provided, however, that the land area to be so covered does not exceed 50% of the tract described in the petition.

William H. Adams
Zoning Commissioner of Baltimore County

\$17.00

RECEIVED OF Kenneth C. Proctor, attorney for petitioner, Young and Selden, Inc., the sum of Seventeen (\$17.00) dollars, being cost of advertising the property on the North side of West Road, Ninth District of Baltimore County.

Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
MAY 16 1957
COUNTY CLERK'S OFFICE

01600-417.02

April 23, 1957

\$25.00

RECEIVED OF Anthony Mueller, attorney for petitioner, Young and Selden Co., Inc., the sum of Twenty-five (\$25.00) dollars, being cost of Special Hearing and Variance to the Zoning Regulations of Baltimore County of the property situate in the Ninth District of Baltimore County on the North side of West Road.

Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
MAY 15 1957
COUNTY CLERK'S OFFICE

01600-405.02

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 9th Date of Posting 4-30-57 #4128

Posted for: Special Erection for Lithography Plant & Variance to Zoning

Petitioner: Young & Selden Co., Inc.

Location of property: M/S. of West Road to the Eastern boundary line of the
Towson & Cockeysville Electric Railway Co. R/W. etc. See Plat

Location of Signs: One sign S.E. of Baltimore & Elmhurst corner on the Curve
of cut-off to West Road; and another on a corner of cut-off from Baltimore and
West Road.

Remarks: _____

Posted by George R. Hummel Date of return: 5-1-57

Signature

NOTICE OF SPECIAL HEARING
AND VARIANCE TO THE ZONING
REGULATIONS - 9th DISTRICT

The public is hereby notified that there will be a hearing before the Zoning Commissioner of Baltimore County in Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland:

On Wednesday, May 15, 1957

at 10:00 A.M.

The purpose of this hearing being to determine whether or not a permit should be issued for the erection of a lithography plant and whether or not a Variance should be granted to permit utilization of an area in excess of 25% of the land area of the proposed industrial project to be covered by buildings of the property located in the Ninth District of Baltimore County, beginning at a point on the Northernly side of West Road where the said Northernly side of West Road intersects the Eastern boundary line of the Towson and Cockeysville Electric Railway Company Right-of-Way (said point of beginning being South 4 degrees 33 minutes West 542.67 feet from the intersection of the Northernly side of West Road and the West side of the Right-of-Way of the through highway leading from West Road to the Baltimore County Beltway), running thence North 22 degrees 12 minutes West 447.24 feet, thence on the East side of the Towson and Cockeysville Railway Company Right-of-Way, running thence North 65 degrees 45 minutes 30 seconds East 41.82 feet to a point in the Right-of-Way line of the above referred to through highway, and thence binding on said right-of-way line the following courses and distances as follows: North 33 degrees 27 minutes 10 seconds East 149 feet, North 8 degrees 23 minutes 14 seconds East 32.18 feet, South 34 degrees 12 minutes 23 seconds East 114.17 feet, thence 30 feet on a curve to the right with a radius of 39 feet 30", subtended by a chord South 84 degrees 27 minutes 34 seconds East 89.92 feet, running thence 44 feet on a curve to the right with a radius of 230 feet subtended by a chord South 74 degrees 18 minutes 37 seconds East 48.92 feet, thence running 112.33 feet on a curve to the right with a radius of 1475.1 feet subtended by a chord South 4 degrees 05 minutes 20 seconds East 105.43 feet, thence South 28 degrees 02 minutes 40 seconds East 107.84 feet to the Northernly side of West Road, and thence binding on the Northernly side of West Road South 61 degrees 38 minutes West 542.67 feet to the place of beginning, as shown on plat plan filed with the Zoning Department, being property of Young and Selden Co., Inc.

By Order of
Willie H. Adams
Zoning Commissioner
of Baltimore County

4-26-57

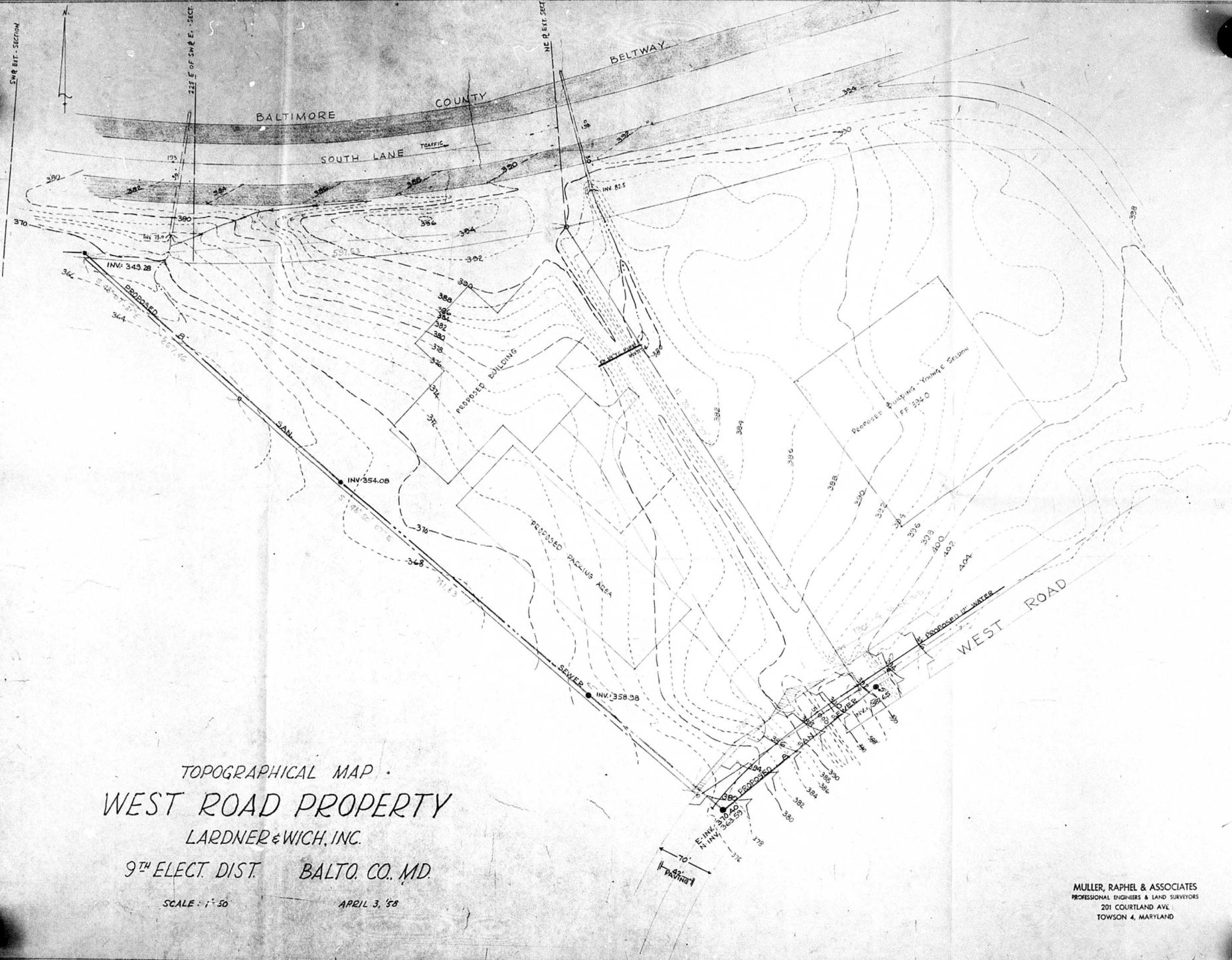
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 2 7 1957

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two successive weeks before the 15th day of May 1957, the first publication appearing on the 26th day of April 1957.

The UNION NEWS

Manager.



TOPOGRAPHICAL MAP
WEST ROAD PROPERTY
LARDNER & WICH, INC.
9TH ELECT. DIST. BALTO. CO. MD.

SCALE - 1" = 50'

APRIL 3, '88

MULLER, RAPHEL & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
201 COURTLAND AVE.
TOWSON 4, MARYLAND

