

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF :
SOLA CUP COMPANY :
: REQUEST THE
: ZONING COMMISSIONER
: OF BALTIMORE COUNTY

For Variance to the Zoning Regulations
To the Zoning Commissioner of Baltimore County

SOLA CUP COMPANY Legal Owner

of the property hereinafter described hereby petition for a Variance to the Zoning Regulations of Baltimore County.

The Zoning Regulations to be excepted is as follows:
Section 238.2 - Side and Rear Yards - 30 feet.

The Reason for Variance:

To permit a rear yard of 12 feet and a side yard of 2 feet instead of the required 30 feet.

Property situated:

All that parcel of land in the Thirteenth District of Baltimore County on the Southwest corner of Rome and Pistorio Roads; thence running Southerly and binding on the East side of Rome Road 150 feet; thence Northeasterly 360 feet; thence Northeasterly 500.15 feet; thence Southeasterly 200 feet to the West side of Constance Avenue; thence Southerly and binding on the West side of Constance Avenue 57.43 feet to the South side of Pistorio Road; thence Westerly and binding on the South side of Pistorio Road 170 feet to the place of beginning.

Sola Cup Company
Legal Owner
James W. Morgan
Baltimore Branch Manager
Constance Ave
Address Baltimore 29 712

OCT 9 1958

ORDERED by the Zoning Commissioner of Baltimore County
this 9th day of October, 1958,
that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 12th day of November, 1958, at 1:00 o'clock P. M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for a variance, Section 238.2, of the Zoning Regulations of Baltimore County, to permit a rear yard of 12 feet and a side yard of 2 feet instead of the required 30 feet, from the facts presented at the hearing and upon inspection of the subject property, also that the Office of Planning after having been given an opportunity to view the site plan, and, that more than the minimum number of parking spaces have been provided for the addition to the plant of the petitioner, it is the opinion of the Zoning Commissioner that the granting of the variance would not be contrary to the intent of the regulations and would permit the petitioner to expand its facilities without detriment to the public health, safety and the general welfare of the community.

It is, therefore, this 9th day of December, 1958, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a variance to the Zoning Regulations to permit a rear yard of 12 feet and a side yard of 2 feet instead of the required 30 feet, be and the same is hereby granted.

William H. Adams
Zoning Commissioner
of Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

From George M. Gosselin Nov. 25, 1958
To Mr. William H. Adams
Subject: Zoning Petition #4519- To permit rear yard of 12 ft. and side yard of 2 ft. instead of 30 ft. for both required in Section 238.2, Southeastern corner of Rome and Pistorio Road. Approx. 2 acres. 13th District.
RECEIVED: Nov. 12, 1958 (1:00 P.M.)

The Office of Planning has reviewed the revised site plan for the subject petition which indicates the enlargement of the Sola Cup Company building together with the required off-street parking and loading facilities. The following data are pertinent:

1. Number of present employees 33
2. Number of total future employees 13
3. Number of parking spaces required 15
4. Number of parking spaces provided 59

The distance between the proposed Sola Cup addition and the foundation of the Trillium building is 200 feet. It is anticipated that this area will be used for parking, maneuvering, etc. of trucks on the Trillium site at such time as the building is rebuilt.

Inasmuch as more than the minimum number of on-site parking spaces have been provided for the Sola Cup Company addition and because the plant is located well within an existing industrial complex, the Office of Planning has no objection to the variance as petitioned for. We feel this strict compliance with the area regulations would result in practical difficulty and unreasonable hardship. Granting of the variance would not be contrary to the spirit and intent of the regulations and would permit the Sola Cup Company to expand its facilities without injury to the public health, safety or general welfare.

GMH/LH

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13th Date of Posting 11-29-58
Posted for: George M. Gosselin
Petitioner: Mr. Wm. H. Adams
Location of property: Southeast corner of Rome and Pistorio Roads in 13th District
Location of Sign: South West corner of Rome and Pistorio Roads
Remarks: George M. Gosselin
Posted by: George M. Gosselin Date of return: 10-30-58

VARIANCE NOTICE OF HEARING

THE PUBLIC is hereby notified that there will be a hearing before the Zoning Commission of Baltimore County on the petition of the Sola Cup Company, Inc., for a variance from the Zoning Regulations of Baltimore County, Maryland, to permit a rear yard of 12 feet and a side yard of 2 feet instead of the required 30 feet for both required in Section 238.2, Southeastern corner of Rome and Pistorio Road. Approx. 2 acres. 13th District. The hearing will be held on Wednesday, November 12, 1958, at 1:00 P.M. in the Conference Room of the Zoning Department, Baltimore County, Maryland, 111 W. Chesapeake Avenue, Towson, Maryland. The purpose of this notice is to inform the public of the hearing and to invite them to attend and be heard. The public is also invited to submit written testimony in support of or in opposition to the petition. The testimony should be submitted to the Zoning Department, Baltimore County, Maryland, 111 W. Chesapeake Avenue, Towson, Maryland, on or before November 10, 1958. The Zoning Commission will consider the petition and the testimony submitted and will make a decision thereon. The decision will be posted on the premises of the Sola Cup Company, Inc., and on the premises of the Zoning Department, Baltimore County, Maryland. The decision will also be posted on the premises of the Zoning Department, Baltimore County, Maryland. The decision will also be posted on the premises of the Zoning Department, Baltimore County, Maryland. The decision will also be posted on the premises of the Zoning Department, Baltimore County, Maryland.

OFFICE OF THE BALTIMORE COUNTYAN

THE COMMUNITY NEWS THE HERALD-ARGUS THE COMMUNITY PRESS
Baltimore, Md. Catonsville, Md. Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

November 1, 1958

THIS IS TO CERTIFY, that the annexed advertisement of William H. Adams, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTYAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 1st day of November, 1958, that is to say the same was inserted in the issues of October 24 and 31, 1958.

THE BALTIMORE COUNTYAN

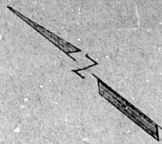
By Paul J. Morgan
Editor and Manager

\$30.00

RECEIVED of Samuel M. Pistorio, for petitioner, Sola Cup Company, the sum of Thirty Dollars (\$30.00), being cost of petition, advertising and posting property situate on the Southeastern corner of Rome and Pistorio Roads.
Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
NOV 4 1958
COMPTROLLER'S OFFICE
By



COOLIDGE ROAD

CONSTANCE AVE



LOCATION PLAN
SCALE: 1" = APPROX. 1/4 MILE

PISTORIO ROAD

SOLO CUP CO.
OFFICE & WAREHOUSE
FINISH FLOOR ELEV. 149.13'
TOTAL = 60,262 SQUARE FEET

ROME ROAD

KNECHT AVE

PLOT PLAN
SCALE: 1" = 50.0'



5-13-58 Dev. Original Copy (As Issued May, 1944, State)	
DATE	REVISIONS
SOLO CUP CO.	
PISTORIO RD. & ROME RD.	
ARBITUS, MARYLAND	
OWNER & DEVELOPER	
SAMUEL M. PISTORIO	
3908 Coolidge Ave. #27	
SCALE: AS NOTED	DATE: JULY 1944