

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF
Wire Realty Co.

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

Wire Realty, Inc. Legal Owner

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

The Zoning Regulation to be excepted is as follows:

Section 235.1 - Front Yard - 25 feet setback

The Reason for Variance:

To permit a front yard of 20 feet instead of the required 25 feet.

Property situated:

All that parcel of land in the Eighth District of Baltimore County
on the North side of Cockeysville Road, beginning 100 feet West of York
Road; thence Westerly and fronting on the North side of Cockeysville Road
111.71 feet; thence South 10 degrees 01 minutes East 205.66 feet; thence
North 12 degrees 01 minutes East 152.85 feet; thence South 65 degrees
13 minutes East 711.95 feet; thence South 55 degrees 20 minutes East
320.75 feet; thence South 13 degrees 03 minutes East 200.10 feet to the
place of beginning.

F. C. Rittenhouse
F. C. Rittenhouse, President
Wire Realty, Inc.
Cockeysville, Maryland
Address

MAY 4 - 1959

ORDERED by the Zoning Commissioner of Baltimore County
this 14th day of May 19 59
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 15th day of
July 19 59, at 2:30 o'clock
P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for a variance to
the zoning regulations to permit a front yard setback of 20 feet
instead of the required 25 feet, it is the opinion of the Zoning
Commissioner that the variance should be granted which will com-
form with the proposed right-of-way line for the Cockeysville
Road as set up on the preliminary plan in the office of the
Bureau of Engineering, the granting of which will not result in
substantial injury to the public health, safety and the general
welfare of the locality involved.

It is this 14th day of July, 1959, by the Zoning
Commissioner of Baltimore County, ORDERED that the aforesaid
variance should be and the same is hereby granted which permits a
front yard setback of 20 feet instead of the required 25 feet.

William H. Adams
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF PUBLIC SERVICES Inter-Office Correspondence

From: GEORGE H. LEWIS July 10, 1959
To: WILHELM H. ADAMS
Subject: Zoning Petition #4687-V
Variance
N/S Cockeysville Road 100' W of York Road
Wire Realty, Inc.
District 8

This office has the following comment on the referenced Zoning
Petition:

Variance if granted must be made to conform with the
proposed right of way line for Cockeysville Road as
set up on preliminary in the Bureau of Engineering.
Plan indicates variance with respect to this right
of way lines however, there is no way to tie this plan into
the Bureau of Engineering's plans.

George H. Lewis
Chief - Permit Section
Division of Land Development

CHL:ls

cc: Planning (Mr. Stirling)

ZONING DEPARTMENT OF BALTIMORE COUNTY

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON & MARYLAND
14 JUNE
WILHELM H. ADAMS
JUNIOR COMMISSIONER
JOHN D. ROSE
DEPUTY JUNIOR COMMISSIONER
WILLIAM L. BOWEN
SENIOR ENGINEER
JANETTE C. HARRIS
ADMINISTRATIVE ASSISTANT

NOTICE OF HEARING

F. C. Rittenhouse
Cockeysville, Md.

Re: North side of Cockeysville Rd. and
West of York Rd.—8th District
Wire Realty Inc.

TIME: 2:30 P.M.
DATE: Wednesday, July 15, 1959
PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue
Towson, Maryland

Zoning Commissioner
of Baltimore County

Baltimore County, Md.—Office of Planning
7-100

Date: 6/13/59

RECEIVED - 6-22-59 1959 • • • TIL - 3000

LOCATION OF PROPERTY: North side of Cockeysville Rd. and
West of York Rd.
AMOUNT: \$30.00

6/6/59 \$ 30.00

Planning Commissioner
of Baltimore County

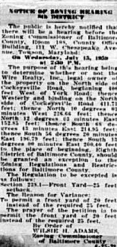
8th Dist.

CERTIFICATE OF PUBLICATION

TOWSON, MD., JUNE 23 19 59.

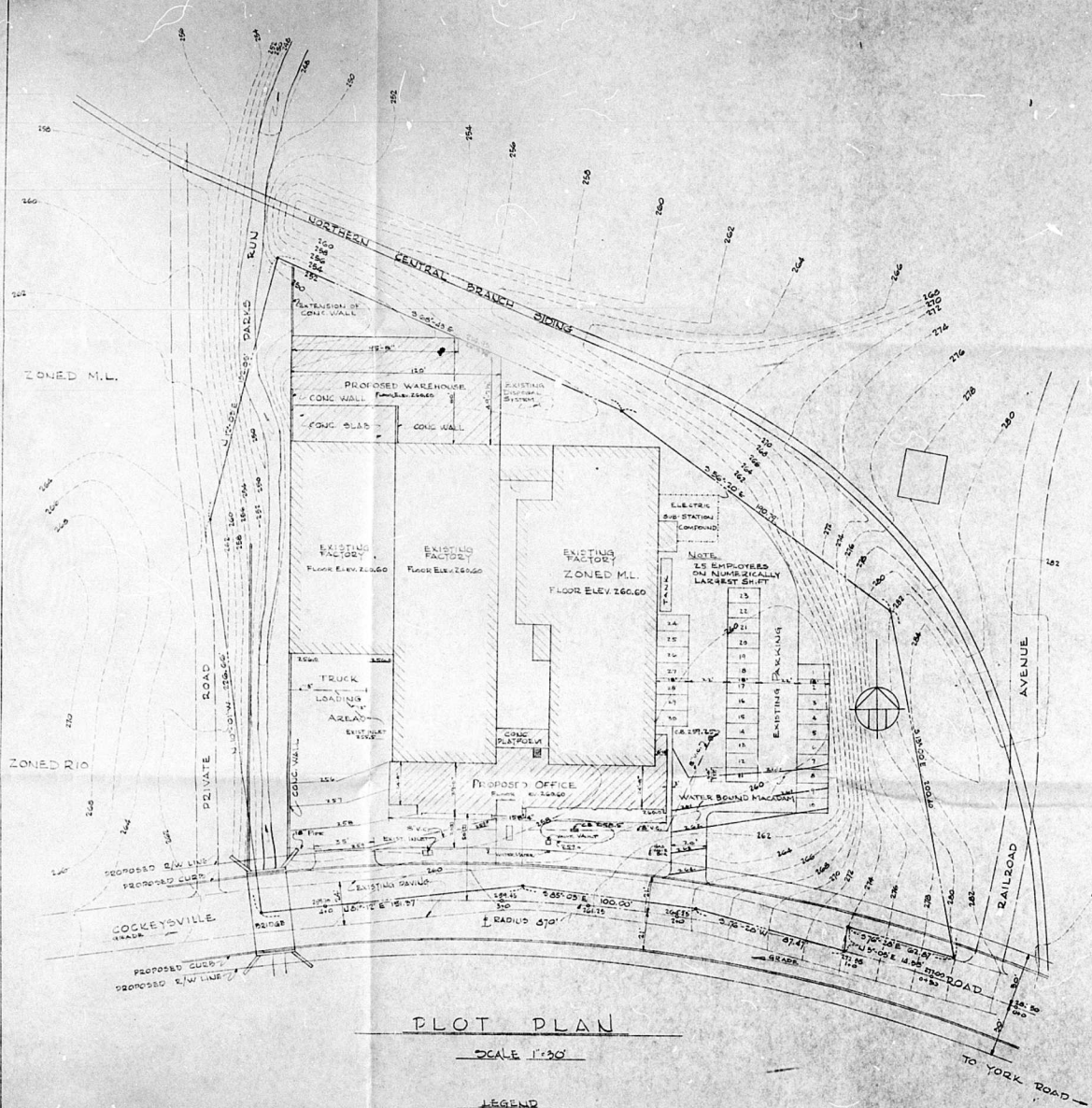
THIS IS TO CERTIFY That the annexed advertisement
was published in The COUNTY Paper, Inc., a weekly news-
paper printed and published in Towson, Baltimore County,
Md., once in each of 2 successive weeks before the
15th day of July 19 59, the first
publication appearing on the 25th day of
June 19 59.

The COUNTY Paper, Inc.
Essex Office Manager.



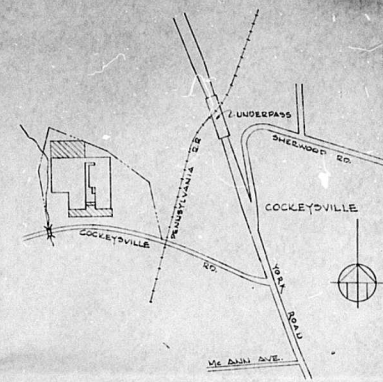
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 7-15-59
Posted for: Variance to Zoning Regulations
Petitioner: F. C. Rittenhouse
Location of property: North side of Cockeysville Rd. and West of York Rd.
Location of Sign: 40' North side of Cockeysville Rd. 50' West of York Rd.
Remarks: See Zoning Department File # 4687-V
Posted by: *George H. Lewis* Date of return: 7-15-59



PLOT PLAN
 SCALE 1"=30'

LEGEND
 EXISTING CONTOURS
 PROPOSED CONTOURS



VICINITY MAP
 SCALE 1"=100'

DRAINAGE STUDY - PARKS RUN
 AT COCKEYSVILLE ROAD, COCKEYSVILLE, MD.

RUNOFF BY RATIONAL METHOD

$$Q_{PEAK} = A C I$$

$$A = 1216 \quad C = 0.37 \quad I = 1.95 (\text{ADJUSTED})$$

$$Q_{PEAK} = 1216 \times 0.37 \times 1.95 = 875 \text{ c.f.s.}$$

CRITICAL SECTION FOUND TO BE AT RAILROAD BRIDGE AFTER STUDIES OF OTHER SECTIONS

CRITICAL SECTION STUDY USING MANNING'S FORMULA
 $Q_{PEAK} = 875$

$$Q = A 1.486 R^{4/3} S^{1/2}$$

$$1172.168322600037 = 0.0004$$

$$1.92932 > 0.75$$

THEREFORE DEPTH OF WATER WILL NOT EXCEED
 6" DEPTH IN 50 YEAR STORM

PLOT PLAN FOR
 NEW OFFICE AND WAREHOUSE ADDITION
 MARYLAND FINE AND
 SPECIALTY WIRE COMPANY

OWNED BY: MARYLAND FINE AND SPECIALTY WIRE COMPANY, INC.
 COCKEYSVILLE, MARYLAND

PREPARED FOR:
 IRA C. RIGGER, INC.
 BUILDING CONSULTANTS
 124 YORK ROAD
 TOWSON, MARYLAND
 DATE: 4/21/59

DWG.
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