

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF : BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

FOR VARIANCE TO THE ZONING REGULATIONS
To the Zoning Commissioner of Baltimore County

LEADERS

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

The Zoning Regulation to be excepted as follows:

Section 236.2 - Side yards - 30 feet

The Reasons for Variance:

To permit side yards of 10 feet and 4 feet instead of the required 30 feet.

Property situated:

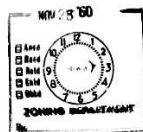
All that parcel of land in the Ninth District of Baltimore County on the
South side of Joppa Road beginning 329 feet East of Pleasant Plains Road; thence
Easterly and bining on the South side of Joppa Road 60 feet; thence South 8 degrees
19 minutes East 179.04 feet; thence South 64 degrees 19 minutes West 62.89 feet;
thence North 8 degrees 19 minutes West 197.04 to the place of beginning.

ARIES CONSTRUCTION CO.

LEGAL OWNER
Wm. T. Feldman, Peter

1010 FIDELITY BLDG. BALTO. 1, MD

1/10/61
3 P.M.



ORDERED by the Zoning Commissioner of Baltimore County
this 28th day of November, 1960,
that the subject matter of this petition be advertised in two
newspapers 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 11th day of
January, 1961, at 3:00 o'clock
P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for a variance to
the Zoning Regulations of Baltimore County, Section 236.2 to
permit side yards of 10 feet and 4 feet instead of the
required 30 feet, and it appearing that the Regulations would
result in practical difficulty and unnecessary hardship upon
the petitioner and a variance to said Regulations would grant
relief without substantial injury to the public health, safety
and the general welfare of the locality involved, the variance
should be granted, therefore:

It is this 12th day of April, 1961, by the
Zoning Commissioner of Baltimore County, ORDERED that the
aforesaid variance should be and the same is hereby granted
which permits a side yard of 10 feet and 4 feet instead of
the required 30 feet, subject, however, to the following conditions:

1. That all widening for Joppa and Pleasant Plains
Road shall be provided in accordance with
the Bureau of Engineering, and
2. That a site plan which indicates ingress and
egress to the entire property holdings of
William T. Feldman, shall be submitted to
the Department of Public Works and the Office
of Planning & Zoning for approval.

Zoning Commissioner
of Baltimore County

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

From George R. Lewis January 11, 1961
To John Rose
Subject Zoning Petition 5183

This office had a conference with the Owner of this
property along with the Office of Planning, and has requested
a complete study of access and grades for the entire tract
of land.

The County will not be able to process any Permits on
this tract until such time as plan is approved.

The parcel referred to in this Zoning Petition is one
small part of the entire tract and shall also be withheld until
approval of the complete layout.

It is requested, therefore, if the variance is to be
granted, that it be subject to final approval of plans by the
Bureau of Land Development and the Office of Planning.

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

GR:rb

OFFICE OF PLANNING

Inter-Office Correspondence

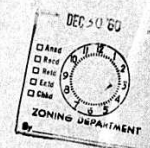
From George R. Garrells, Deputy Director December 30, 1960
To John G. Rose, Zoning Commissioner
Subject 5183-V. Variance to permit side
yards of 10 and 4 feet instead of
required 30 feet in R.R. Zone, S.S.
of Joppa Road beginning 329 feet E.
of Pleasant Plains Road. Aries
Construction Company.
9th District

Hearing: Wednesday, January 11, 1961 (3:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the sub-
ject petition for a variance and has the following advisory comment to
make with respect to pertinent planning facts:

1. The 60 foot lot on which the variance is sought is part of a much
larger tract extending in a crescent shape along Pleasant Plains
Road and thence easterly from the Anoco station over 500 feet along
Joppa Road. A building permit application on an adjacent lot is
being withheld pending approval of an overall plan of ingress and
egress for the entire tract together with approval by the County
agencies of an overall subdivision plan. A storm drainage outfall
problem also exists on the larger tract.
2. A variance can be granted in cases where strict compliance with
the Regulations would result in practical difficulty or unreason-
able hardship. Inasmuch as the subject tract is part of a larger
tract whose subdivision, access, and drainage problems have not
yet been solved to the satisfaction of the County agencies con-
cerned with such approval, we suggest that action on this petition
now is premature. Since the past review process may reduce the
extent of the variances sought, it is requested that decision on
this petition be withheld pending approval of an overall plan and
a specific plan for the bank by the Bureau of Engineering and the
Office of Planning and Zoning.

GR:rad



TELEPHONE VALLEY 3-3000		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 4088 DATE 11/24/60
To: Aries Construction Co. 1010 Fidelity Bldg. Baltimore 1, Md.		Billed By: Zoning		
DEPOSIT TO ACCOUNT NO. 01622	TOTAL AMOUNT \$ 25.00			
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST		
	Petition for Variance - Aries Construction Co.-Feldman	25.00		
112960 3420 • • • TIL =		25.00		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.				

TELEPHONE VALLEY 3-3000		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 4183 DATE 2/11/61
To: Aries Construction 1010 Fidelity Building Baltimore 1, Md.		Billed By: Planning Department of Baltimore County		
Attn: Mr. W. T. Feldman 01622		TOTAL AMOUNT \$21.00		
DEPOSIT TO ACCOUNT NO. 01622	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST		
	Advertising and posting of property 876 Joppa Rd. beg. 329' E of Pleasant Plains Rd.	21.00		
1-1261 4464 • • • TIL =		21.00		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.				

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland		#5183
District 9th	Date of Posting 1-18-60	
Posted for: Variance to Zoning Regulations		
Petitioner: Aries Construction Co.		
Location of property: S. S. of Joppa Rd. beg. 329' E of Pleasant Plains Rd.		
Location of Sign: South side of Joppa Road 345 feet East of Pleasant Plains Road		
Remarks: George R. Lewis	Date of return: 1-18-60	

9th District 5183	
CERTIFICATE OF PUBLICATION	
TOWSON, MD. Dec. 22nd, 19 60	
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 1 successive weeks before the 11th day of January 19 61, the first publication appearing on the 22nd day of December, 19 60.	
The COUNTY Paper, Inc. Frederick Leyster Manager. For Helen S. Shilow	

ROAD

