

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Interstate Bakeries Corp., legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238 - Area Regulations, Par. 238.2 Side and Rear Yards

Req. Side Yards  
Req. Rear Yards 10' 3"

Practical difficulty - approximate width of property across front street line is 60'-0" and it would be impractical to maintain yard requirements as set forth in section 238 - Area Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Interstate Bakeries Corporation  
Address Kansas City, Missouri  
Petitioner's Attorney \_\_\_\_\_  
Protestant's Attorney \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of December, 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of January, 1963, at 1:00 o'clock P.M.

Notary  
Donald B. Raycliffe, M.D.  
1100 W. 7th St.  
Baltimore 15, MD

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and the variance would grant relief without substantial injury to the public health, safety and the general welfare of the locality involved.

the above Variance should be had; and it is hereby ordered that the Variance be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of JANUARY 1963, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, which permits a 6 inch side yard on the north side and a side yard along the property line to the south designated as 7' 0" west 10' 7 1/2 feet and a rear yard of 10 feet 3 inches.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of \_\_\_\_\_

the above Variance should NOT BE GRANTED.  
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ 1963, that the above Variance be, and the same is hereby DENIED.

INTERSTATE BAKERIES CORP. - 515-57  
1/5 of Hammond's Ferry Rd., opp. 14th Ave., 13th

MICROFILMED

Maryland  
Surveying and  
Engineering Co., Inc.  
120 N. CALVERT STREET  
Baltimore 2, Maryland  
Phone: MUrray 5-649 - 070  
REGISTERED  
Maryland - New York  
Pennsylvania - Delaware  
December 8, 1961

DESCRIPTION OF PROPERTY  
OF  
INTERSTATE BAKERIES, INC.  
Hammonds Ferry Road & 14th Avenue  
Lansdowne, Balto. Co., Maryland

BEGINNING for the same at a cross cut on the West side of Hammonds Ferry Road as now widened to 35 ft. said point being situated as now surveyed South 89 degrees 07 minutes 00 seconds West 10.00 ft. from the beginning point of the parcel of land acquired by Charles O. Harting and recorded in the office of the registrar of wills of Baltimore County in Liber J.P.C. 32 Folio 369 said parcel being the same parcel which by deed dated September 11, 1915, and filed among the Land Records of Baltimore County in Liber W.E.C. 450 Folio 382 was conveyed by Lucy M. Emrich to William A. Harting and Anna E. Harting, his wife, thence leaving said point of beginning and running and binding on the West side of the 35 ft. Right-of-Way line of Hammonds Ferry Road as now surveyed bearings referred to Baltimore County Metropolitan District South 0 degrees 53 minutes 00 seconds East 137.88 ft. to a point on the second line in the deed from Emrich to Harting thence running and binding on the above mentioned second line as now surveyed South 89 degrees 07 minutes 00 seconds West 129.80 ft. to a point on the Right-of-Way line of the B. & O. R.R. thence running and binding on the Right-of-Way line of the B. & O. R.R. as now surveyed North 21 degrees 57 minutes 20 seconds East 244.14 ft. to the beginning of the fourth (4) line in the above mentioned deed Emrich to Harting thence running and binding on the said fourth (4) line as now surveyed North 89 degrees 07 minutes 00 seconds East 136.25 feet to the place of beginning.

Signed This 8 day, Dec 1961  
J. Robert Caswell  
SCALE \_\_\_\_\_ ft. - 1 inch.  
File No. 1786

**PETITION FOR A VARIANCE TO THE ZONING REGULATIONS**  
13th DISTRICT

ZONING: Petition for a Variance to permit side yard of 6 inches instead of the required 30 feet, and to permit a rear yard of 10 feet 3 inches instead of the required 30 feet.  
LOCATION: West side of Hammonds Ferry Road opposite 14th Avenue.  
DATE AND TIME: WEDNESDAY, JANUARY 17, 1962 at 1:00 P.M.  
PUBLIC HEARING: Room 106, County Office Building, 211 W. Chesapeake Street, Towson, Maryland.

The Zoning Regulations to be excepted as follows: Section 238.2, Side and Rear Yards - 13th Dist.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.  
Concerning all that parcel of land in the Thirteenth District of Baltimore County as a cross cut on the West side of Hammonds Ferry Road as now widened to 35 ft. said point being situated, as now surveyed South 89 degrees 07 minutes 00 seconds West 10.00 ft. from the beginning point of the parcel of land acquired by Charles O. Harting and recorded in the office of the registrar of wills of Baltimore County in Liber J.P.C. 32 Folio 369 said parcel being the same parcel which by deed dated September 11, 1915, and filed among the Land Records of Baltimore County in Liber W.E.C. 450 Folio 382 was conveyed by Lucy M. Emrich to William A. Harting and Anna E. Harting, his wife, thence leaving said point of beginning and running and binding on the West side of the 35 ft. Right-of-Way line of Hammonds Ferry Road as now surveyed bearings referred to Baltimore County Metropolitan District South 0 degrees 53 minutes 00 seconds East 137.88 ft. to a point on the second line in the deed from Emrich to Harting thence running and binding on the above mentioned second line as now surveyed South 89 degrees 07 minutes 00 seconds West 129.80 ft. to a point on the Right-of-Way line of the B. & O. R.R. thence running and binding on the Right-of-Way line of the B. & O. R.R. as now surveyed North 21 degrees 57 minutes 20 seconds East 244.14 ft. to the beginning of the fourth (4) line in the above mentioned deed Emrich to Harting thence running and binding on the said fourth (4) line as now surveyed North 89 degrees 07 minutes 00 seconds East 136.25 feet to the place of beginning.

THE BALTIMORE COUNTIAN  
By Paul J. Morgan  
Editor and Manager

Being the property of Interstate Bakeries Corp., as shown on plat plan filed with the Zoning Department.  
BY ORDER OF  
JOHN G. ROSE  
Zoning Commissioner of Baltimore County

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Rose, Zoning Commissioner Date: JANUARY 9, 1962

FROM: Mr. George E. Gavrells, Deputy Director  
SUBJECT: #5465-W. Variance to permit side yard of 6 inches instead of the required 30 feet and a rear yard of 10 feet 3 inches instead of the required 30 feet. West side of Hammonds Ferry Road opposite 14th Avenue. Being property of Interstate Bakeries Corporation.

13th District  
HEARING: Wednesday, January 17, 1962 (1:00 P.M.)

Amended Comments.  
The staff of the Office of Planning and Zoning presents herewith its amended comments on the subject petitions.  
1. Because of the irregularly shaped site, the Planning staff believes that full compliance with the set-back requirements of the B-1 zone would impose conditions of unreasonable hardship or practical difficulty in its development. Any granting of a variance should be conditioned on a side yard not less than 20 feet instead of the required 30 feet on the south 7' 0" wide, 10' 3" foot boundary line. We are satisfied with the 6 inch variance on the other side yard and the 10.3 foot rear yard as requested.

RECEIVED  
JAN 9 1962  
OFFICE OF PLANNING & ZONING

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Rose, Zoning Commissioner Date: JANUARY 4, 1962

FROM: Mr. George E. Gavrells, Deputy Director  
SUBJECT: #5465-W. Variance to permit side yard of 6 inches instead of the required 30 feet and a rear yard of 10 feet 3 inches instead of the required 30 feet. West side of Hammonds Ferry Road opposite 14th Avenue. Being property of Interstate Bakeries Corporation.

13th District  
HEARING: Wednesday, January 17, 1962 (1:00 P.M.)

Due to the exigencies of time the staff of the Office of Planning and Zoning has an adverse comment to make with respect to the subject petition. This will be clarified orally at the public hearing. Attorneys are invited to discuss the matter with us prior to the hearing.

RECEIVED  
JAN 5 1962  
OFFICE OF PLANNING & ZONING

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF FINANCE**  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

INVOICE No. 9789 DATE 12/13/61  
TO: Donald B. Batcliffe, A.L.A., Architect, 34 W. 25th St., Baltimore 15, MD.  
BILLED TO: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	UNIT PRICE	TOTAL AMOUNT
01622	1	25.00	25.00
Petition for a Variance for Interstate Bakeries Corp.			25.00
TOTAL			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.

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF FINANCE**  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

INVOICE No. 10267 DATE 1/17/62  
TO: Donald B. Batcliffe, Architect, 34 W. 25th St., Baltimore 15, MD.  
BILLED TO: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	UNIT PRICE	TOTAL AMOUNT
01622	1	67.50	67.50
Advertising and posting of property for Interstate Bakeries			67.50
TOTAL			67.50

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.

PETITION FOR A VARIANCE  
TO THE ZONING  
REGULATIONS  
13th DISTRICT

ZONING: Petition for a Variance to permit side yard of 6 inches instead of the required 30 feet, and to permit a rear yard of 10 feet 3 inches instead of the required 30 feet.

LOCATION: West side of Hammonds Ferry Road opposite 4th Avenue.

DATE AND TIME: WEDNESDAY, JANUARY 17, 1962 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulations to be excepted as follows:  
Section 236.2- Side and Rear Yards - 30 feet.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Concerning all that parcel of land in the Thirteenth District of Baltimore County BEGINNING for the same at a cross cut on the West side of Hammonds Ferry Road as now widened to 35 ft. said point being situated as now surveyed South 89 degrees 07 minutes 00 seconds West 10.00 ft. from the beginning point of the parcel of land acquired by Charles O. Harting and recorded in the office of the registrar of wills of Baltimore County in Liber J.P.C. 32 Folio 369 said parcel being the same parcel which by deed dated September 11, 1915, and filed among the Land Records of Baltimore County in Liber W.P.C. 450 Folio 382 was conveyed by Lucy M. Emrich to William A. Harting and Anna E. Harting, his wife, thence leaving said point of beginning and running and binding on the West side of the 35 ft. Right-of-way line of Hammonds Ferry Road as now surveyed bearings referred to Baltimore County Metropolitan District South 0 degrees 53 minutes 00 seconds East 60.00 ft. thence leaving the West side of the 35 ft. Right-of-Way line of Hammonds Ferry Road and running South 74 degrees 07 minutes 00 seconds West 104.77 ft. thence South 0 degrees 55 minutes 00 seconds East 137.88 ft. to a point on the second line in the deed from Emrich to Harting thence running and binding on the above mentioned second line as now surveyed South 89 degrees 07 minutes 00 seconds West 129.80 ft. to a point on the Right-of-Way line of the B. & O. R.R. thence running and binding on the Right-of-Way line of the B. & O. R.R. as now surveyed North 21 degrees 57 minutes 20 seconds East 244.14 ft. to the beginning of the fourth (4) line in the above mentioned deed Emrich to Harting thence running and binding on the said fourth (4th) line as now surveyed North 89 degrees 07 minutes 00 seconds East 136.25 feet to the place of beginning.

Being the property of Interstate Bakeries Corp., as shown on plat plan filed with the Zoning Department.

BY ORDER OF  
JOHN G. ROSE  
Zoning Commissioner of  
Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., January 4, 1962.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one successive weeks before the 17th day of January, 1962, the first publication appearing on the 28th day of December 1961.

THE TIMES.

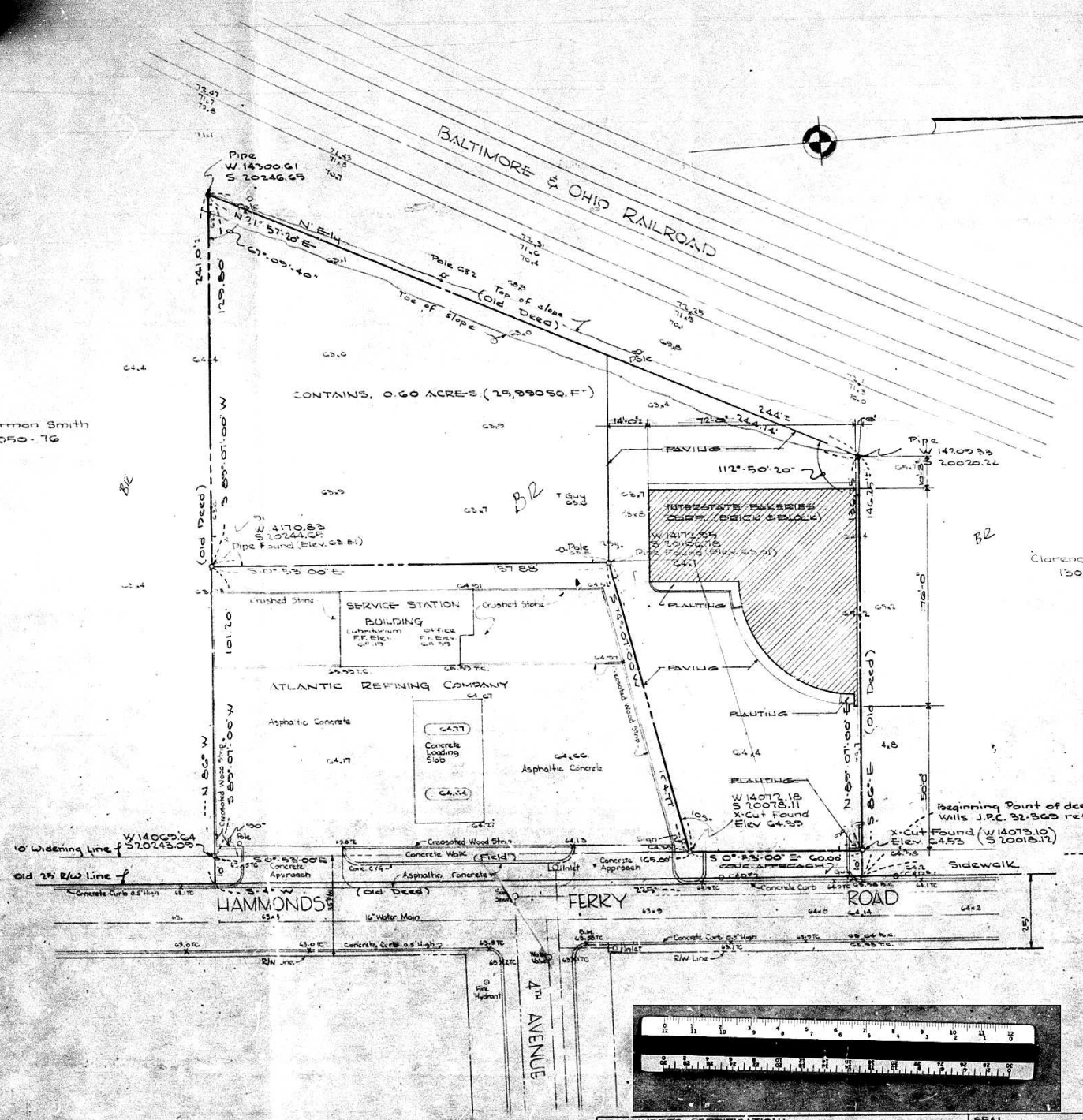
*John M. Martin*  
Manager.

Cost of Advertisement \$28.50  
Purchase order - Q 9948  
Requisition no. L 9151

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY

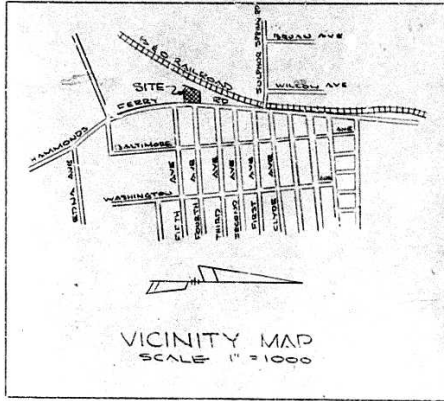
Towson, Maryland

District 13<sup>th</sup> Date of Posting 12-27-61  
# 5465  
Posted for: Varianc to Zoning Regulations  
Petitioner: Interstate Bakeries Corp.  
Location of property: W/S of Hammonds Ferry Rd. opp 4<sup>th</sup> Avenue.  
Mc Lee Club  
Location of Signs: West side of Hammonds Ferry Rd. 30 ft. west of 4<sup>th</sup> Avenue  
Remarks:  
Posted by: George B. Hummel Date of return: 12-28-61  
Signature



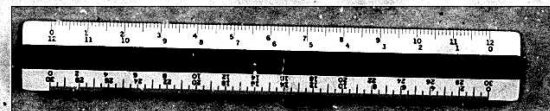
Harman Smith  
1050-76

Clarence C. Treon  
1308-19



Beginning Point of deed Lucy M. Emrich to William H. Harting 11-3-1915  
 Wills J.P.C. 32-365 refers to Land Records W.P.C. 450-382.  
 --- 267 to the Beginning of 2nd line of the whole Track  
 W.C.P. 425-358

**NOTE:**  
 Bench Mark No 6358, X-Cut on  
 northeast corner Hammond's Ferry Road and  
 4th Avenue. Elev. 55.98  
 Field Bearing based on Baltimore  
 County Coordinate System, Coordinate  
 Point # 5059 & # 5060



**ENGINEERS CERTIFICATION:**  
 To all parties interested in this premises  
 surveyed, I hereby certify that I have surveyed the  
 property as shown hereon and that markers are in  
 place as shown. There are no encroachments either  
 way across the property lines except as shown  
 hereon.  
 Date July 23, 1961 J. Robert Cassell  
 J. Robert Cassell Reg. P.E. & L.S. #1857



REVISION	PROPERTY SURVEY
DATE BY	HAMMOND'S FERRY RD & 4TH AVE
BY	LANSDOWNE, BALTIMORE COUNTY, MARYLAND
DATE	1962
BY	INTERSTATE DAIRIES, INCORP
DATE	1-18-60
BY	M.E. ARMOUR PLND, KANSAS CITY, MISSOURI
DATE	
BY	<b>MARYLAND SURVEYING AND ENGINEERING CO., INC.</b>
DATE	1300 NORTH CALVERT STREET
BY	BALTIMORE 2, MARYLAND
DATE	
BY	DATE 7-23-61
DATE	FILE 1700