

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James C. Alban, Sr., 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 238.2, 2' side yard instead of required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Land is currently being used as outside service area, and we wish to enclose the area under roof so we can work in all weather and to improve the looks of the property.

See Attached Description

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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser James C. Alban, Sr. Legal Owner
Address 8531 Pulaski Highway
Box 56, Baltimore 3, Maryland
MU-6 7777
Herbert L. Wynne, Petitioner's Attorney
Address Duncan Building
Towson 4, Maryland
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of April, 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 10th day of May, 1962, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County

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

TO: Alban Tractor Co., Inc.
8531 Pulaski Highway
Baltimore 6, Md.

BILLED Zoning Department of
BY: Baltimore County

REPORT TO ACCOUNT NO. 01622 TOTAL AMOUNT \$25.00

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Petition for a Variance	25.00

4-362 2408 • • • TIL- 2500

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.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the foregoing the granting of the Variance requested to permit a 2 foot side yard instead of the required 30 feet will not cause 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

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of May, 1962, 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 side yard of 2 feet instead of the required 30 feet.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the foregoing the granting of the Variance requested to permit a 2 foot side yard instead of the required 30 feet will not cause substantial injury to the public health, safety and the general welfare of the locality involved,

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of May, 1962, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

THIS DEED OF LEASE, made this first day of January, 1948, by and between James C. Alban and Clara M. Alban, his wife, City of Baltimore, State of Maryland, hereinafter called, Lessors, parties of the first part; and the Alban Tractor Company, Incorporated, a body corporate, under the laws of the State of Delaware, hereinafter called Lessee, party of the second part.

WITNESSETH: That in consideration of the rent hereinafter stipulated and of the mutual covenants herein contained, the said Lessors do hereby lease and demise unto the said Lessee, for use in selling, storing, servicing and repairing contractors' industrial equipment and agricultural equipment, all that tract or parcel of land situate, lying and being in Baltimore County, State of Maryland, and described as follows.

BEGINNING FOR THE SAKE at a pipe now set on the southeast side of the New Philadelphia Road at the distance of 705.10 feet measured southwesterly along the southeast side of the said Road from the intersection formed by the southeast side of the New Philadelphia Road with the center of Golden Ring Road and thence running southwesterly binding on the southeast side of the New Philadelphia Road by a line curving to the right having a radius of twenty-five thousand five hundred thirty-nine and seventy-nine one-hundredths feet for a distance of 30.0 feet to a pipe set in the South thirty-one degrees forty-five minutes West 1107.10 feet line of the lead which by deed dated May 31st, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. No 531 folio 263 was conveyed by Margaret Evering to Joseph F. Evering said pipe being distant North thirty-seven degrees fifteen minutes West 408.53 feet measured reversely along said line from the end thereof thence leaving said Road and outline and running for a line of division South thirty-three degrees twenty-six minutes East 366.97 feet to a pipe set on the Northwest side of Old Philadelphia Road sometimes called Old Post Road and thence binding on the Northwest side of said Road North fifty-five degrees thirty-three minutes East 300 feet to a pipe and thence running for a line of division

North thirty-three degrees twenty-five minutes West 361.55 feet to the place of beginning.

Being the tract or parcel of land which by deed dated February 6th, 1941, and recorded among the Land Records of Baltimore County in Liber C.W.B. Jr., No. 1146 folio 450 was granted and conveyed in fee simple by Joseph F. Evering, et. al. to James C. Alban and Clara M. Alban, his wife, the within Lessors.

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

TO: Alban Tractor Co., Inc.
8531 Pulaski Highway
Balto. 6, Md.

BILLED Zoning Department of
BY: Baltimore County

REPORT TO ACCOUNT NO. 01622 TOTAL AMOUNT \$35.50

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Advertising and posting of your property	35.50

4-362 4993 • • • TIL- 3550

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

District 15th
Posted for James C. Alban, Sr.
Petitioner James C. Alban, Sr.
Location of property 8531 Pulaski Highway, Balto. 6, Md.
Location of Sign Southwest side of New Phila. Rd. 736 ft. West of Golden Ring Road.
Remarks Glenn R. Hamner
Posted by Glenn R. Hamner Date of return 5-4-62

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 11, 1962

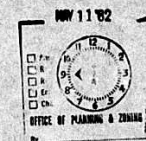
FROM: Mr. George K. Gervais, Deputy Director

SUBJECT: 5557-74 Variance to permit 2 foot side yard instead of the required 30 feet. Southeast side of New Philadelphia Road 755.10 feet to center line of Golden Ring Road. Being property of James C. Alban, Sr.

15th District

REMARKS: Monday, May 21, 1962 (1100 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no adverse comment to make with respect to the requested variance.



CERTIFICATE OF PUBLICATION

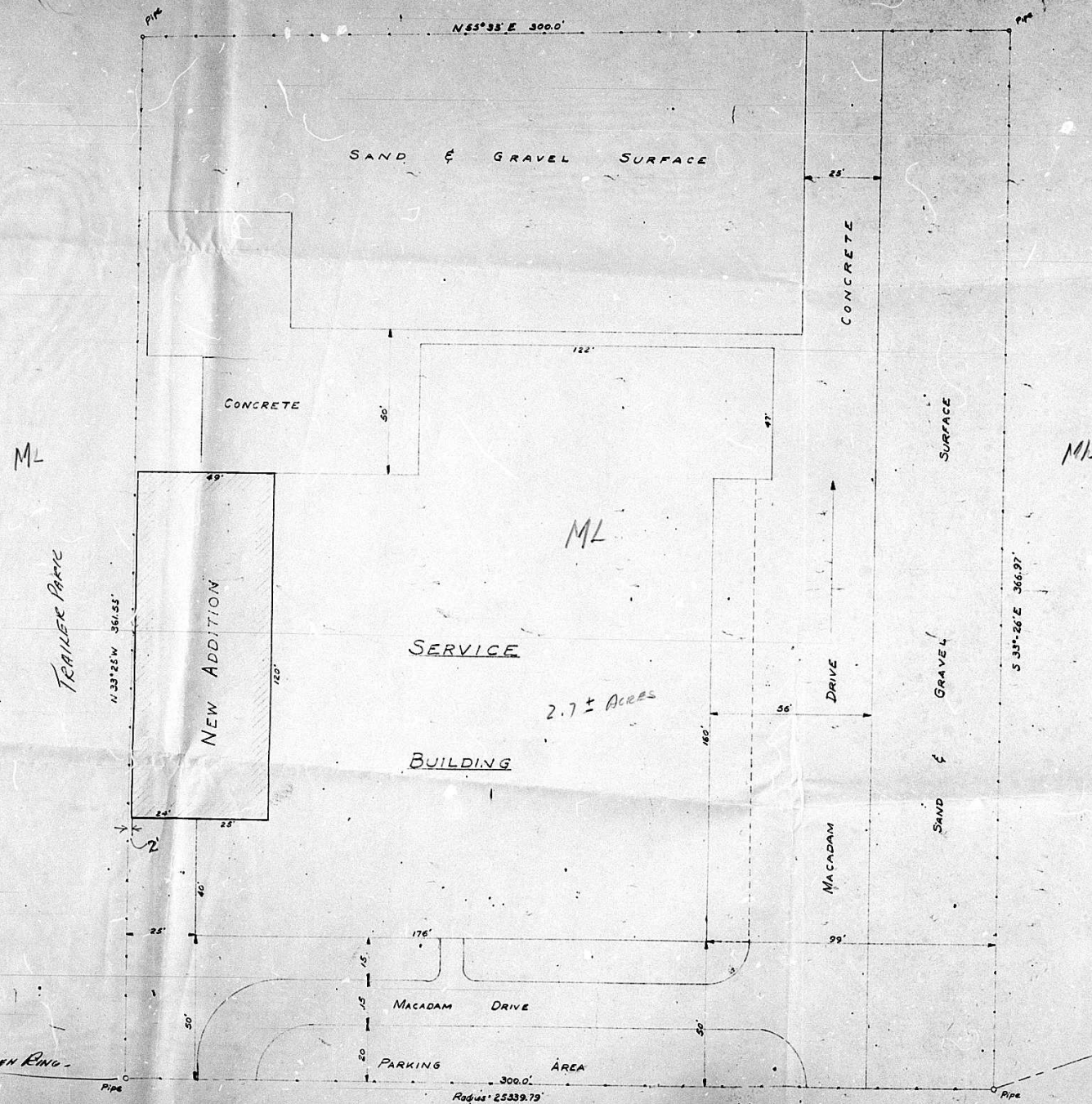
TOWSON, MD. May 13, 1962

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once before the 21st day of May, 1962, the OFF publication appearing on the 11th day of May, 1962.

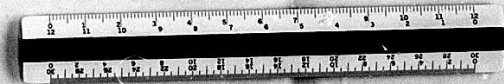
THE JEFFERSONIAN
Frank M. Marshall
Manager.

Cost of Advertisement, \$.....

OLD PHILADELPHIA ROAD



Scale 1" = 20'-0"



APPROVED FOR RELEASE
Reviewed By [Signature]
Date 4/2/62

NEW PHILADELPHIA ROAD

7th 20th
15th Dist.

REVIEWED	CONTRACT NO.
PLOT PLAN ADDITION TO SERVICE BIDS ALBAN TRACTOR COMPANY, INC. BALTIMORE MARYLAND J.C. ALBAN OWNER	DRAWN BY SERVICE BIDS CHECKED BY DRAWING NO. 2