

Pursuant to the advertisement, posting of property and public hearing on the above petition (1) for a variance to Sec. 243.2 of the Zoning Regulations to permit a side yard of 30 feet from the side property line instead of the required 50 feet in an "M-R" Zone; and (2) for a special hearing for the approval of a proposed development plan in an "M-R" Zone. The proposed development plan is approved by the Baltimore County Planning Board and is also approved by the Zoning Commissioner with the exception that the use of the dwelling should be subject to review by the Planning Board from year to year.

A final order for the use of the dwelling should be made by the Zoning Commissioner after sewer and water facilities are available to the subject property and the only reason that this plan is now approved is that the owners could not use the property otherwise.

That part of the petition pertaining to a variance to Section 243. of the Zoning Regulations has been withdrawn.

It is this 22nd day of October, 1962, by the Zoning Commissioner of Baltimore County ORDERED that the proposed development plan in an "H-R" Zone is approved in accordance with the above.


Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date September 14, 1962
FROM Mr. George E. Gavrelis, Deputy Director

SUBJECT #5640-wsp. Variance to permit a side yard of 30 feet instead of the required 50 feet, and a Special Herring for Proposed Development Plan in an M.R. Zone. Northwest side of Reisterstown Road 223 feet West of Tobins Lane. Being property of Valco Enterprises.

3rd District

HEARING: Wednesday, September 26, 1962 (1:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the side yard requirements in a M-R zone. Under separate cover comments concerning planning recommendations on the proposed development plan are being transmitted. The Planning staff has no adverse comment to make with respect to the variance being sought.



Baltimore County Office of Planning
and Zoning
John G. Rose
Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Re: Petition for Variance #564 - VSPH

Dear Mr. Rose:

This is to advise you that the petitioner in the above captioned item is withdrawing his application for Variance.

Very truly yours,

SMITH & HARRISON

BY Eugene G. Ricks
Eugene G. Ricks

EGR1C

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#5640

District: 3rd Date of Posting: 9-5-62

Posted for: Special Agents, & Bureau to General Investigations

Peritioner: General Investigations

Location of prior: M.U.s. of Reconstruction No. 2205 ft. sub. of Johns
Johns, Md. sub. 11th

Location of same: same M.U.s. of Reconstruction No. 2305 ft. sub. of
Johns, Md. sub. 11th

Remarks:

Posted by: William S. Harrison I Date of return: 9-6-62

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 7 1952

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each week of September, 1952, before the 26th day of September, 1952, the RRS publication appearing on the 7th day of September, 1952.

THE JEFFERSONIAN,
Lucas L. Thurston
Manager

Cost of Advertisement, \$

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, VALCO ENTERPRISES, legal owners of the property situate in Baltimore County which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 243.2, Zoning Law, to allow a 30 ft. side yard from the side property line instead of 50 ft., as required in said section 243.2 in a MR zone.

7. Further for a special hearing for a building permit

vs. Mr. & Mrs. [illegible] Proposed Development Plan in M.P. Zone

of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) that said property of _____ Petitioners is divided between a MR zone and a ML zone. That the required side yard set back is 30 ft. That because more than 75% of the building would be erected on the property of _____, that said 50 ft. side yard would be an undue hardship not only in the construction of the building, but also that said 50 ft. side yard would cause great difficulty in laying out the required parking in MR zone.

See Attached Description

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.

by VALCO ENTERPRISES
by Howard B. Verbit
Lee Lawrence Legal Owner
Contract purchaser
Address 4100 Plastic Pl
Balta, MS
W Lee Harrison
H. Lee Harrison
Petitioner's Attorney
Address The Jefferson Building
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 1902, 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, the property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of September, 1902, at 1:30 o'clock.

☐ Acc
☐ Recd
☐ Retd
☐ Endd
☐ Chkd

OFFICE OF PLANNING & ZONING
 By _____

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

TELEPHONE
VALLEY 3-3000

No. 14170
DATE 2/25/62

TO: Valco Enterprises
1100 Plastics Place
Baltimore County

MAILED BY: Toning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.		01622	1165.00
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR RECEIPTANCE		COST
	Advertising and posting of your property in Garrison, Md.		19.00
	9-19-62 4 2 7 • • • TIL -		9.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE DETACH UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

DESCRIPTION OF PROPERTY OF VALCO ENTERPRISES TO ACCOMPANY PETITION FOR VARIANCE IN A MR ZONE.	DATE

BEGINNING FOR THE SAME at a point in the center of the Reisterstown Road, as laid out and now existing, distant 1119 feet northwest-e-ly from the Intersection of the said center of the Reisterstown Road and the center of the Green Spring Branch of the Northern Central Railroad, said point being at the end of the First Line of that parcel of land which by deed dated March 28, 1921, recorded among the Land Records of Baltimore County, Maryland, in Liber W. P. C. No. 538, folio 294, was conveyed by Joseph H. St. Martin, Jr., and Louise M. St. Martin, his wife, to Henry Fenzel, said point being also the beginning of that parcel of land which by deed dated January 31, 1932, recorded among the aforesaid Land Records in Liber C. L. B. No. 2070, folio 98, was conveyed by Harry J. Casey and Florence McD. Casey, his wife, to Lawrence G. Sussman and Helen B. Sussman, his wife, and running thence, as now surveyed, binding on the center of Reisterstown Road and binding on the first line of the above last mentioned parcel of land North 38 degrees 00 minutes 00 seconds West 179.20 feet to a point, thence leaving the center of the Reisterstown Road and binding on the second line of the above last mentioned parcel of land South 61 degrees 06 minutes 00 seconds West 699.32 feet to the end thereof and to a point in the center of the Green Spring Branch of the Northern Central Railroad, thence binding on the center of the aforesaid railroad and on the third line of the above last mentioned parcel of land South 54 degrees 37 minutes 25 seconds East 282.82 feet to the end of the second line of the above first mentioned parcel of land, thence binding reversely on the aforesaid second line of the above first mentioned parcel of land and on the fourth or last line of the above last mentioned parcel of land North 53 degrees 46 minutes 00 seconds East 609.91 feet to the place of beginning, containing 2.95 acres of land more or less, excluding the bed of Reisterstown Road and excluding the bed of the Green Spring Branch of the Northern Central Railroad.

**PETITION FOR A
ZONING VARIANCE AND A
SPECIAL HEARING**
3rd District
ZONING: Petition for a Variance to permit a side yard of 5 feet from the side property line instead of the required 50 feet.
Petition for a special Hearing for Proposed Development Plans in an M.R. Zone.
LOCATION: Northwest side of Reisterstown Road 2230 feet West of Tobins Lane.
DATE & TIME: WEDNESDAY, SEPTEMBER 26, 1967 1:30 P.M.
PUBLIC HEARING: Room 166, County Office Building, 1 W. Chesapeake Avenue, Towson, Maryland.

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

September 11, 1962

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rowe, Zoning Commissioner of
Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week ~~since such was not before~~ the 11th day of September, 1962, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Ross, Zoning Commissioner Date

FROM: Mr. Malcolm H. Hill

SUBJECT: Planning Board Recommendations on the Proposed Development Plan for Valco Plastics Inc., Reisterstown Road.

3rd District

The Planning Board at its meeting on September 25th, 1962 reviewed the proposed Development Plan of Valco Plastics Inc. for the purpose of making recommendations to the Zoning Commissioner in accordance with the provisions of Section 240.3 of the Zoning Regulations. After discussion, the Board came to two conclusions with respect to the subject Development Plan:

- A. That the granting of a variance for a 30 instead of a 50 foot side yard setback adjacent to the southerly property line would not be in accordance with the spirit and intent of the M-1 zone and should not be allowed. The Board felt that the petitioner should explore other site planning or building revision alternatives which complied with the setback provisions of the M-1 zone.
- B. That the retention of the existing two-story frame residence on the site would not be in accordance with the high standards of and the spirit and intent of the M-1 zone and that the structure should be removed.

The Board suggested that any decision by the Zoning Commissioner with respect to his hearing on the subject property be withheld pending resubmittal of revised site plans in accordance with the above.

Malcolm H. Hill
Malcolm H. Hill,
Secretary to the Planning Board

MH:mas

TELEPHONE
VALLEY 3-8000INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCEDivision of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 12915

DATE 7/14/62

To: Messrs. Smith & Morrison
The Jefferson Building
Towson 4, Md.BILLED Zoning Department of
Baltimore CountyDEPOSIT TO ACCOUNT NO. 01662
BY CITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

TOTAL AMOUNT
\$25.00
COSTPetition for a Variance & Special Hearing for Building Permit
for Valco Enterprises

25.00

1-1062 7213 • • • 711-

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

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Ross

Date: February 24, 1964

FROM: George E. Gavrellis

SUBJECT: Building Permit Application #32-64; Owner- Valco Enterprises
Tenant- Valco Plastics, Inc.

I am transmitting to you for inclusion in your file a copy of the approved development plan for Valco Enterprises. A special hearing under the name of Valco Enterprises and numbered 5640 was held on September 26, 1962, and, as a result thereof, you approved the M-1 use for the subject property.

The Planning staff will attempt to review periodically the use of the existing frame building to assure that it complies with the requirements of an M-1 zone.

cc: Geo. Reiser
File

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

July 30, 1962

Malcolm H. Hill
Secretary to the Planning Board

Eugene G. Hicks, Esq.
Jefferson Building
Chesapeake Ave.
Towson 4, Maryland

Re: Valco Plastic's Inc.
Variance in M-1 Zone

Dear Mr. Hicks:

Pursuant to our discussion concerning the above captioned matter the following items must be indicated on the plan for submission with the petition:

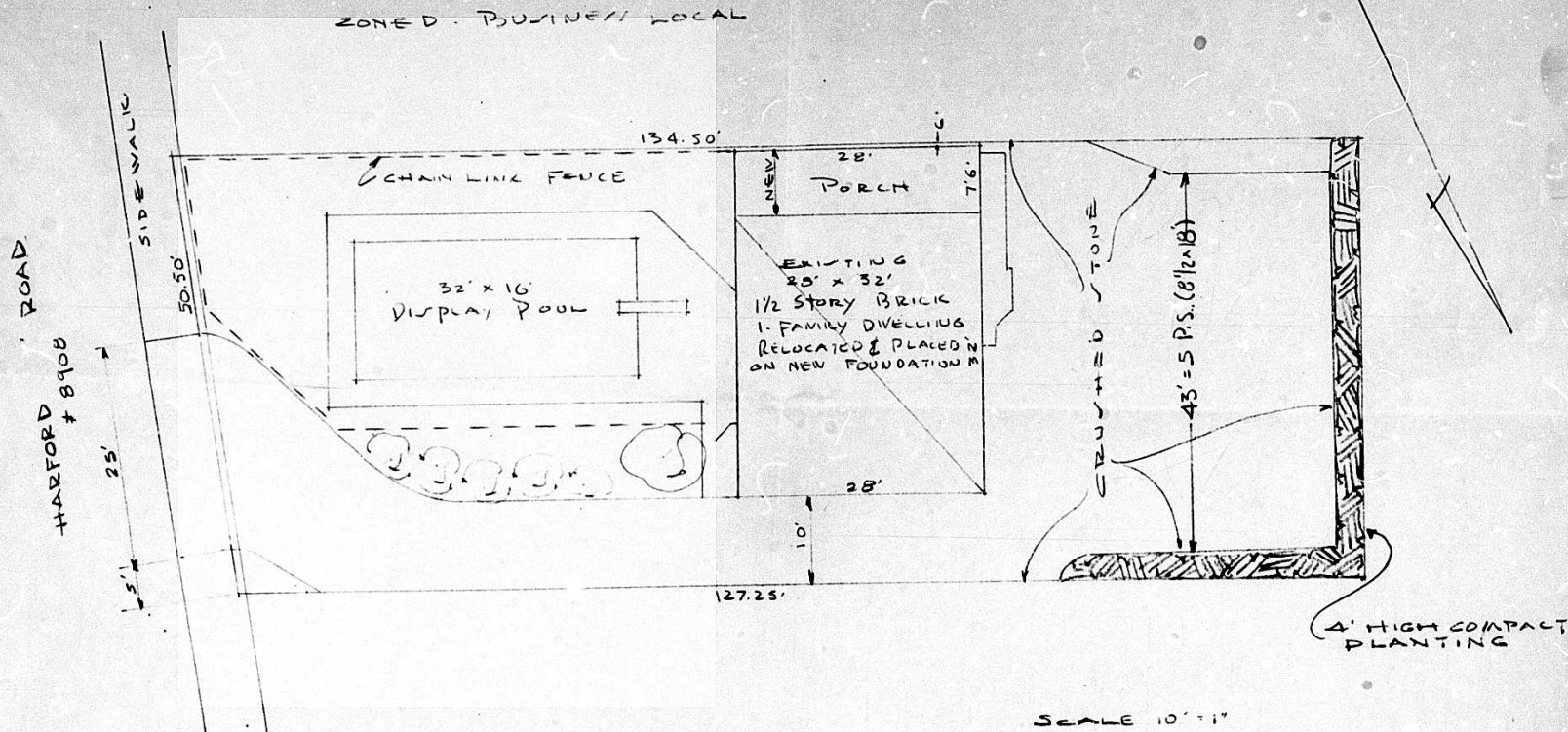
1. The type, position and direction of the security lighting and the lighting for the sign.
2. The side elevations for that part of the building located within the M-1 zone.
3. The details, as approved by the State Roads Commission, of the entrance from Reisterstown Road.
4. Type and extent of planting contemplated for the front of the office building itself.

As a point of information for your client residential uses are not allowed in an M-1 zone. While the house may be used for plant connected purposes even prior to the plant manager's dwelling, it could not be sublet for residential use.

Very truly yours,

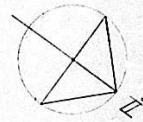
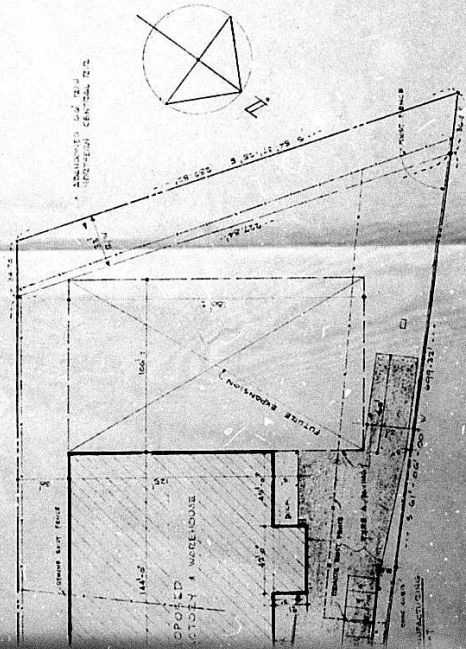
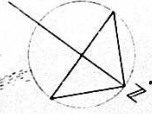
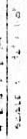
Albert T. Gurnby
Albert T. Gurnby
Principal Planner
Project Division

AT:mas



PROPOSED IMPROVEMENTS TO 8908 HARFORD ROAD
FOR L.C. HOBNE CO. INC.

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY [Signature]
 DATE 3/10/83



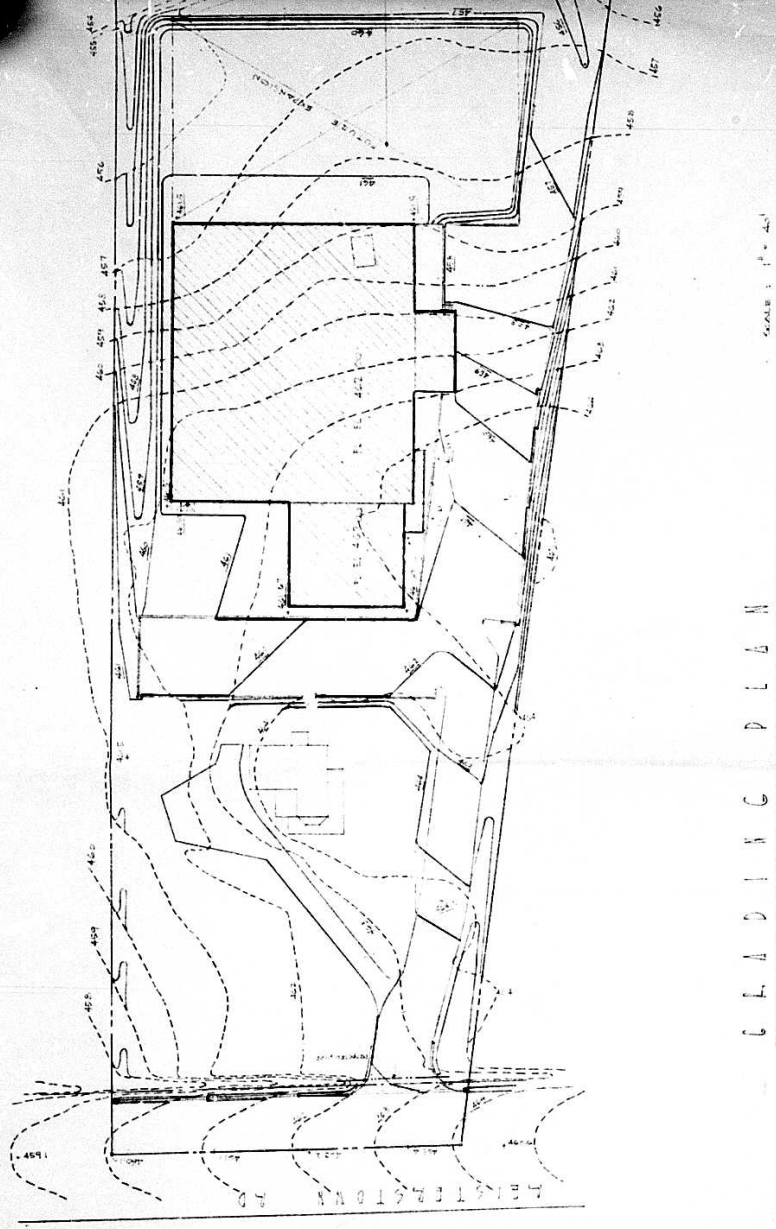
CITY PLAN

OFFICE & FACTORY BUILDING
WILCO PLATING INC. TRUST, WILCO ENTERPRISES, INC.
SALT COUNTY, MISSOURI
SALT COUNTY, MISSOURI

BONNETT and BRANDT
ARCHITECTS and ENGINEERS
GENERAL BUILDING & MARLBORO
PALMISTO

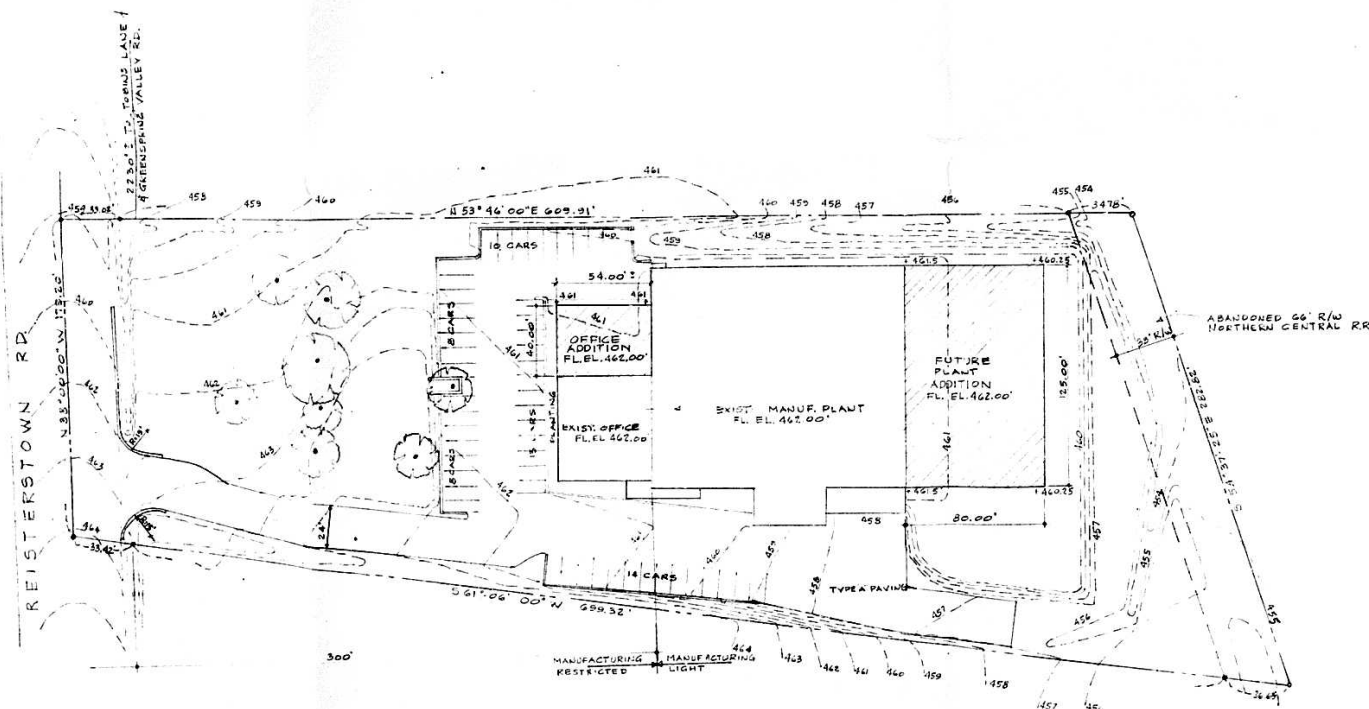
DATE	SCALE	DRAWING	
8-4-1925	AS SHOWN		
REVISED	BY	NO.	250



GENERAL NOTES

1. DESIGN LIVE LOADS: ROOFS 30 PSF, OFFICE FLOOR 100 PSF, WAREHOUSE FLOOR 300 PSF.
2. ALL CONCRETE SHALL DEVELOPE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT THE END OF 28 DAYS.
3. ALL CONCRETE WORK, BOTH PLAIN AND REINF. SHALL BE IN ACCORDANCE WITH ACI BUILDING CODE ACI 318-63.
4. ALL REINF. BARS SHALL BE SUPPLIED AND MEET A MINIMUM YIELD STRENGTH OF $F_y = 40,000$ PSI.
5. STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 SPECIFICATIONS. THE STEEL SHALL CONFORM TO THE AISC STANDARD SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS LATEST EDITION. ALL STEEL TO HAVE ONE SHUT COAT OF PAINT.
6. STEEL JOISTS SHALL BE AS APPROVED BY THE STEEL JOISTS INSTITUTE LATEST EDITION SERIES 443.



SITE PLAN

SCALE 1"=40'

LEGEND

- 400' EXISTING GRADE
- 400' FINISH GRADE
- 400' FIN. SPOT GRADE EL.

NOTE: ORIGINAL DWGS.
DATED 11-4-63

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *[Signature]*

DATE: *6/3/64*

File No. 5640 1SPH

PARKING REQUIREMENTS

EXISTING OFFICE 3186	= 11 SPACES REQ'D.
NEW OFFICE 2160	= 8 SPACES REQ'D.
EXIST. MANUF. 645 PEOPLE	= 15 SPACES REQ'D.
FUTURE MANUF. 63 PEOPLE	= 2 SPACES REQ'D.
TOTAL REQUIRED PARKING	= 36 SPACES REQ'D.
TOTAL PARKING PROVIDED	= 53 SPACES
TOTAL EXCESS PARKING	= 17 SPACES

OFFICE & PLANT ADDITIONS for
MALCO PLASTICS, INC.
REISTERSTOWN RD.
BALTIMORE CO., MD.

SITE and GRADING PLAN

DRAWINGS PREPARED BY:

ROY KIRBY and SONS, INC.
BUILDERS 2511 N. CHARLES
BALTIMORE 21218

SCALE AS NOTED

DATE 5-19-69

COMM. NO. 150

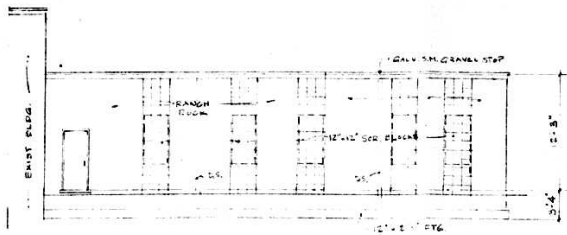
150

SHEET

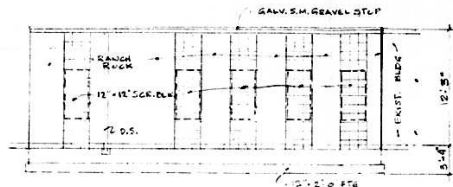
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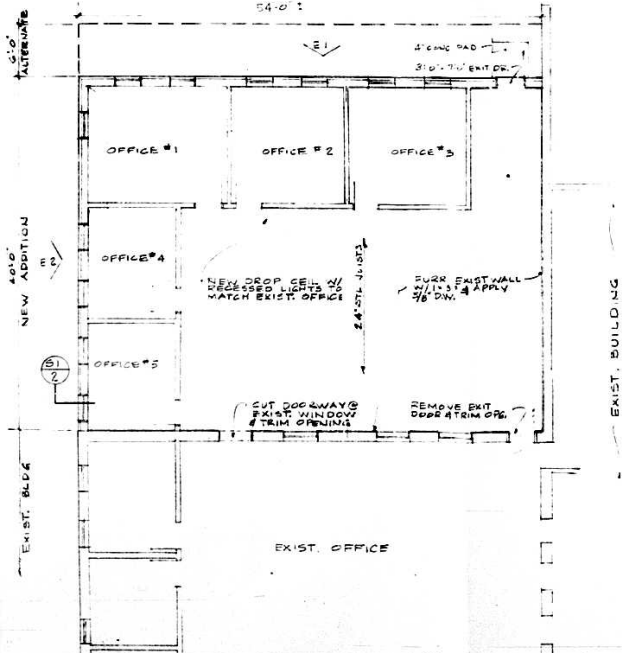
OF TWO



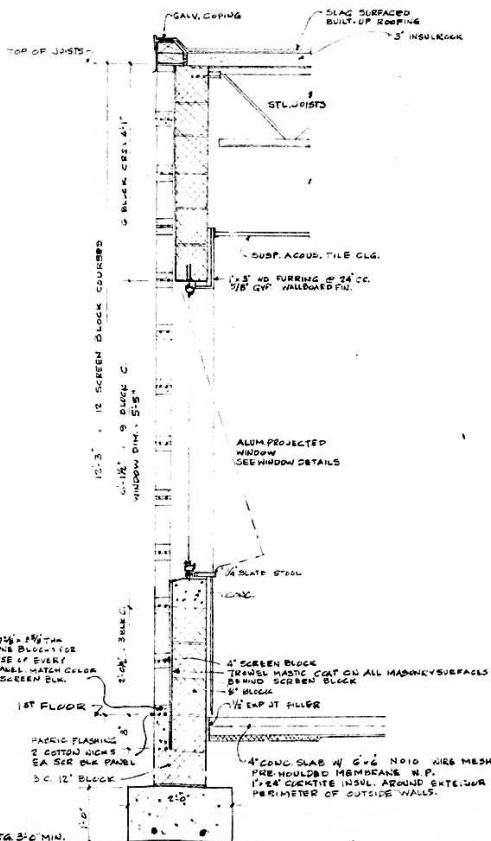
E1 - EAST ELEVATION



E2 - NORTH ELEVATION



OFFICE FLOOR PLAN



TYPICAL WALL SECTION

OFFICE & PLANT ADDITIONS for
MALCO PLASTIC INC.
PRESTENTOWN, FL.
BALTIMORE CO., MD.

OFFICE FLOOR PLAN, ELEVATIONS, and SECTION

DRAWINGS PREPARED BY:			SHEET
ROY KIRBY and SONS INC.			A
BUILDERS 2511 N. CHARLES			2
BALTIMORE			21218
SCALE	AS NOTED	COMM. NO.	150
DATE	2-19-69		

OF TWO