570

PETITION FOR ZONING RIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we Rolling Road Realty Company 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 - To permit a rear yard of 61 instead

238.2 TO HERRIT A & DEAR YARD of the required 30'

INSTELD OF REQUIRED 30 LLONG THE S 15" 40'OLW

300 Live IN TEEDGLE 2014 Form 351

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

Shape of site and relative location of parking and access to proposed improvements impose a practical difficulty in locating a 250' \times 100' building (25,000') at the location required by a Tenant unless variance is granted.

See Attached Description

Property is to be posted and advertised as procribed by Zoning Regulations.

If or we, agree to pay expenses of above Variance adversing, posting, etc., upon fining of this petition, and further agree to and are to be bound by the soning regulations and restrictions of British and Particles of Soning Law Phylips L. Richard Particles of Soning Law Rolling Road Realty, Company

A. L. C. C. Roy Mayor I. Coddon By Patricla G. Peach, Vice Press, particles of Peach, Peach, Vice Press, particles of Peach, Peach, Vice Press, particles of Peach, Peach

Address 6323 Baltimore National Pike

Address 5508 Park Heights Ave. Baltimore 15, Maryland

Baltimore 29, Maryland

Petitioner's Attorney

Protestant's Attorney

. Pike

#5729-V 251.93' W

5729

ORDERED By The Zoning Commissioner of Baltimore County, this. 29th

required by the Zening Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property he posted, and that the public hearing be had before the Zening Commissioner not 29 10 County in Room 106, County Office Balkling in Towson, Baltimore County, on the

DEFICE OF PUNITIES & ZOURNS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner Date. December 21, 1962

ROM Mr. George E. Gavrelis, Deputy Director

SURJECT #5722-V, Variance to permit a rear yard of 6 feet instead of the required 30 feet. Southside of Baltimore National Pice 251.43 feet West of Rolling Road. Being property of Rolling Road Realty Company.

1st District

HEARING: Friday, January 4, 1963 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance and will offer no comment.



and it appearing that by reason of the following finding of facts _the requested variance will grant relief to the patitions without substantial injury to the public health, safety and the general welfare of the locality involved, 30 foot a Variance ..to.permit a rear yard of 6. fact instead of the required found be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of ____lanuary_____, 1963___, that the herein Petition for a Variance should be and the granted, from and after the date of this order, which permits a rear yard of 6 feet Hu & Rou 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 196 that the above Variance be and the same is hereby DENIFD. Zoning Commissioner of Baltimore County

MICROFILMED

TELEPHONE

BAL'MORE COUNTY, MAINTLAND OFFICE OF FINANCE

No. 15417 DATE 1/4/63

No. 15359

DATE 11/29/62

COURT HOUSE TOWSON 4, MARYLAND

Zoning Department of Baltimore County BILLED

01622		
QUANTITY	DETAGH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property for Rolling Food Healty Co. #5729-V	56. 00
	Project of State of Control Page	
	1-463 4265 • • • AL-	56.00
	3	

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

BALTMORE COUNTY, MACYLAND OFFICE OF FINANCE

Dirition of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

BILLED Zoning Department of

		Itimore County
OSIT TO A	COUNT NO. 01622	
MTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	#25.00
	Petition for a Variance for Rolling Road Realty, Inc.	25.00 -

	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	#25.00
	Petition for a Variance for Rolling Food Feelty, Inc.	25.00
	in the second	
	11:30-82 > 1 65 · · · ML-	25.00
9	A	+-

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TODIVISION OF COLLECTION & RECEIPTS, CJURT HOUSE, TOWSON 4, MARY LAND PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Lester Mates Sala C. Chills Leonard M. Glass Norman F. Herrman Paul S. Sustan

ATZ, CHILDS & ASSOCIATES, INC. verors - Site Planner 2129 N. Charles St. - Baltimore 18, Marriand

REALTY COMPANY, NEAR BALTIMORE NATIONAL PIKE

Beginning for the same at a point on a line parallel with and 6.00 feet

southeasterly from the second line of the land which by Deed dated September 11,

1951 and recorded among the Land Records of Baltimore County in Liber G. L. B.

No. 2014, Folio 351 was conveyed by Nancy T. Gripe to J. Norman Geipe Van

Lines, Incorporated, said point of beginning being located S. 74° 19' 54" E.,

6.00 feet from the end of said second line, as the same is shown on the Plat of

Section One "Geipe Tract" recorded among said Land Records in Plat Book

W.J.R. No. 28, Folio 10, and running thence, binding on said parallel line,

(1) N. 15 $^{\circ}$ 40 $^{\circ}$ 06 $^{\circ}$ E., 250.00 feet, thence leaving said parallel line and running

for lines of division the three following courses and distances: (2) S. 74° 19' 54" E.

24.00 feet, (3) S. 15* 40' 06" W., 250.00 feet, and (4) N 74* 19' 54" W., 24.00

Being a part of the land which by Deed dated December 23, 1958 and

3466, Folio 558 was conveyed by Nancy T. Geipe to Rolling Road Realty Company.

recorded among the Land Records of Baltimore County in Liber W. J.R. No.

11/26/62

Said point of beginning also being 300 feet scutherly from a point on the southside of Baltimore National Pike, said point on the scuthside of Baltimore National Pike being 251.93 feet westerly from the west side of Relling Read.

AND ROLLING ROAD, FIRST ELECTION DISTRICT,

BALTIMORE COUNTY, MARYLAND

feet to the place of beginning

HGW:sbr

Containing 0.1377 of an acre of land.

DESCRIPTION

24 FOOT STRIP, PART OF PROPERTY OF ROLLING ROAD

Norman I'. Harman

- (CLL

2129 N. Charles St., Baltimore 18, Maryland

Sarrage - Site Planers

ATZ CHILDS & ASSOCIATES INC.

DESCRIPTION

9. 4680 ACRE TRACT, PART OF GEIPE TRACT, BALTIMORE NATIONAL PIKE AND ROLLING ROAD, FIRST ELECTION DISTRICT BALTIMORE COUNTY, MD.

not the constiguing Signer Signer

Beginning for the same at a point on the southwest side of Baltimore National Pike (also known as Edmondson Avenue Extended), as laid out 150 feet wide and shown on Plat No. 2559, revised April 29, 1937 and prepared by the State Roads Commission of Maryland, at the beginning of the second line of the land which by Deed dated September 11, 1951 as the same is shown on the Plat of Section One of "Geine Tract", recorder among said Land Records in Plat Book W. J. E. No. 23, Folio 10, (1) S. 15° 40° 06" W. . 300, 00 feet, thence binding on a part of the third line of said land. (2) N. 74° 56' 37" W ... 199 98 feet to the southeast side of Geine Road, as laid out 70 feet wide and shown on said Plat, thence binding thereon the two following courses and distances: (3) S. 15° 40° 06" W. 223. 96 feet, and (4) southwesterly, by a curve to the left with a radius of 322.50 feet, the distance of 85.72 feet (said are being subtended by a chord bearing S. 08° 65' 55" W., 84. 47 feet), thence still binding on easternmost and northernment side of Geipe Road, as the same is proposed to be laid out

CHILDS & ASSOCIATES, INC.

J. O. #59145

the two following courses and distances: (5) southeasterly, by a curve to the left with a radius of 322. 50 feet, the distance of 505. 52 feet feeld arc being subtended by a chord bearing S. 44° 22' 38" E., 455, 34 feet), and (6) S. 89° 17' 00" E., 184.25 feet, thence along a proposed gusset line, (7) N. 62° 40' 00" E., 15.15 feet to a point on the northwest side of Rolling Road as described in the Deed from Andrew D. Harbaugh and wife to J. Norman Geine and wife, dated September 15, 1945 and recorded among said Land Records in Liber R. J. S. No. 1405, Folio 263, said last mentioned point being No. 19° 14' 10" E., 81.34 feet, as measured along the northwest side of said Rolling Road and reversely along a part of the eighth line of said last mentioned land, from the stone heretofore set at the end of said eighth line, thence binding reversely on a part of said eighth line and on the northwest side of said Rolling Road, (8) N. 19° 14' 10" E. . 10. 28 feet to the northwest side of Rolling Road, as proposed to be relocated and widened to 90 feet, thence binding thereon the taree following courses and distances: (9) northeasterly, by a curve to the right with a radius of 5645.00 feet, the distance of 481, 04 feet (said arc being subtended by a chord bearing N. 15° 31' 46.5" E., 480.90 feet), (10) N. 17° 58' 15" E., 132.38 feet, and (11) northeasterly, by a curve to the left with a radius of 170,00 feet, the distance of 76. 22 feet (said arc being subtended by a chord bearing N. 05° 07' 32.5" E., 75.59 feet) to a point in the gueset line connecting

CHILDS & ASSOCIATES, INC. harles St. - Baltimore III, Maryland

National Pike herein referred to, said gusset line being shown on Pla No. 4492, revised November 29, 1940 and prepared by said State Roads Commission of Maryland, thence along a part of said gusset line, (12) N. 27° 36' 10" W. . 115.64 fee., thence leaving said gusset line, (13) westerly, by a curve to the left with a radius of 170,00 feat, the distance of 52, 38 feet (said are being subtended by a chord bearing N. 56° 15' 47" W., 51. 88 feet) to the southwest side of said Baltimor National Pike, and thence, Linding thereon, (14) northwesterly, by a curve to the right with a radius of 3894.72 feet, the distance of 257.93 feet (said arc being subtended by a chord bearing N. 78° 23' 08" W. . 257. 88 feet) to the place of beginning

Containing 9. 4650 acres of land.

Subject to that part of the Easement Area shown on Plat No. 2559 prepared by the State Roads Commission of Maryland, that lies within the outlines of the land herein described

Being a part of the land which by Deed dated December 23, 1958 and recorded among the Land Records of Baltimore County in Liber W. J. R. No. 3466, Folio 558 was conveyed by Nancy T. Geipe to Rolling

HGW:drb 5/10/62



Towsen, Maryland

5729

pt Posted for Millewill to Jonny Algeration 5.
Petitioner Rolling Road Stally Derrogery
Location of property S. J. Ballo, Mayoral Delle 25193 ft. 1844 17

Rolling Road ste: Sy Clas of signe fauthered of Bulto Mathering

Rolling Road.

Posted by Slavy & Hummy

lat District ZONING: Petition for a Variance to the Zoning Regula-tions to permit a rar 6 feet instead of the required 30 feet.

LOCATION: South side of Baltimore National Pike 251.93 feet West of Rolling Rond. DATE & TIME: FRIDAY.
JANUARY 4. 1963 at

PUBLIC HEARING: Room 105; County Office Building, 111 W. Chesapenke Avenue, Townen, Maryland.

The Zoning Regulation to be excepted as follows: Sec-tion 235.2 - Side and Rear Yards - 30 feet.

The Zoning Commissioner of Balumore County, by author-ity of the Zoning Act and Re-gulations of Baltimore County, will hold a public hearing:

land in the First District of bilitimore County and the County and

Containing 0.1377 of ore of land.

Being a part of the land
shich by Deed dated Pacemser 23, 1935 and recorded
smong the Land Records of Libes
Kajir, No. Carry in Libes
Kajir, No. Carry
Libes
L

ng also being 300 feet erly from a point on the erly from a point on the latide of Baltimore Na-1 Pike, said point on southaide of Baltimore mal Pike being 231.93 westerly from the west of Rolling Road.

Date of Posting 12-12-62

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS Roisterstown, Md

THE CENTRAL KINT PARTY THE REAL PROPERTY IN

THE HERALD - ARGUS Catonsville, Md. No. I Newburg Avenue

CATOHISVILLE, MD

Dec. 17. 19 62

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, 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 MESOSEME XWOOKE before 17th day of Dec. 19 62, that is to say the same was inserted in the issues of December 14, 1962.

THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Manager

Int District

LOCATION: South side of Religions Pike 251.93 feet West of Rollin

The Zoning Comminstone of Balumore County, by author-ity of the Zoning Act and Re-gulations of Baltimore County will hold a public account;

can't si de Piras Distorte of Baltimero Comput de Baltimero Comput de Bergeland for the assess et a point on à line parallel with the proposition of the parallel with the parallel with the parallel with the parallel with the parallel par

sere of land.

being a part of the land
which by Deed dated December 23, 1938 and recorded
not be the land being a land
which by Deed dated December 23, 1938 and recorded
landinore County in Liter
W.J.R. No. 366, Folio 350
Geips to Rolling Road Renly
Conpays, HGFair, 117,126, 22
ginning also being 300 feet
seatherly from a point on the
saushaide of Bailtinare
tional Pike, said point on
the assubaide of Bailtinare
land of Rolling Road. Bling
lade of Rolling Road.
Raing date property of Rolling
Raing Berner, 1916
The Rolling Road Rolling
Raing Department.
John O. Rose
John Department.

- 14

THE BALTIMORE COUNTIAN

THE HERALD - ARGUS Cotonsville, Md.

CATONSVILLE, MD.

Dec. 17, 19 62.

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

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Mary-the 17th day of December, 19 62, that is to say the same was inserted in the issues of December 14, 1962. THE BALTIMORE COUNTIAN

> By Paul J. Morgay Editor and Manager



