## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: I, or we. John Deere 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. 255.1 & 243.1 to permit a front yard of 40' instead of the required 75' from a expressesy in an M.R. Zone of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The purchase of the property in May, 1950, was predicated on the assumption that our main office building could be built in accordance with the Zoning Law in effect at that thes, so the office building could be constructed to afferd extensive view of it from the Narriaburg Expressive. A risobtantial accord of money has since been spent on the development of plans and a construction contract for the read is in progress. See Attached description Property is to be posted and advertised as prescribed by Zoning Regulations. Low, e. gree to pay expense 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 Ballmore County adopted pursuant to the Zoning Law For Ballmore County. Jehr Reve to Visi Cos V. Se by Min Bearing. Legal Owner Address 2524 Kirk are #18, md. Protestant's Attorney Petitioner's Attorney ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day April 1963 that the subject matter of this petition be advertised, as required by the Zoning Law of Ballimere County, in two newspapers of general circulation through our Ballimere County, that properly be posted, and that the public hearing be had before the Zoning Commissioner of Ballimere County—London 186, County, Office Building in Towson, Ballimere April day 12 hours of F 1988 2 200ms , 196.3 ., at 1100 ... o'clock P. M issioner of Baltimore County BALTIMORE COUNTY, MARYLAND No. 17730 OFFICE OF FINANCE DATE 1/27/63 ion of Collection and Receipt COURT HOUSE John Deer Company 252h Kirk Ave.

11.00 PAID - Suffering Causty, Still - Office of Place 4-2963 7620 . O . TIL-1.00 IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

# 5843-V

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Pistrict. Pth Date of Posting April 20, 1963 Posted for PETITION FOR a USDIANCE to periodic a foot yet of 40 ustred Petitioner: John DEEDE Co. Location of property SELCON. of the Harrisburg-Expressiony & Botonia ld. Location of Steam Hiddles of property on Padania Rd \_\_ Date of return ymil 25 1963 Stome

and it appearing that by reason of the following finding of facts .that the granting of the variance requested will grant relief to the petitioner without substantial injury to the public health, safety and general welfare of the locality involved a Variance to permit a front yard of 10 feet instead of the required 75 feet from an expression in an 98-10 Zone. same is granice, from and after the date of this order, which paratite a frost yard of 10 feet instead of the required 75 feet from an expression, in 70 17-17 1500.

Sphing Commissioner of Balticore County Pursuant to the advertisement, posting of property and public hearing on the aband 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 DENIED.

> BALTMORE COUNTY, MARCLAND OFFICE OF FINANCE

No. 16550 on of Collection and Receipt COURT HOUSE TOWSON 4. MARYLAND

DATE 1/3/63

5843

BILLED Zoning Department of

125.00 COST Petition for Variance for the John Deere Co. 25.00 4-363 (1czn . . . 711-5.00 0 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 ZONING VAR

ZONING: Fettlien for a Variance to the Zoning Regulation: of Baltimore County to permit a front yard of 40 feet in-stead of the required 75 feet from an expressway in a M.R. Zone LOCATION: South-sat correr of the Har-rishers Express and Pedemia Essel at ATE & THE Widnesday, May 8, 1864 at DATE & THE Widnesday, May 8, 1864 at PUBLIC HEARING: Rosen 301, County Ofice Bushing, 111 W. Chevspeake Ave-nue, Towson, Maryland.

15d Zoning Regulation to be excepted for the state of the

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 201000110 day of \_\_\_\_\_, 19\_ 63, the first publication appearing on the 19th day of Agr 11

THE JEFFERSONIAN. Luck Street

Cost of Advertisement &

BATIMORE COUNTY, MAR AND

TO Mr. John G. Rose, Zoning Constantoner Date April 25, 1963

PROM Mr. George E. Cavrelie, Deputs Director

SURENT STALTS. Printing for a Variance to the Soning Securities of Settlemen Goods to parel to Fresh From an expressing in a R.E. Sone, Southeast corner of the Marrisburg Supressey and Padonia Road, Sting property of John Sense Co.

8th District

day, May 8, 1963 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject postties for variances and noise that the subject property has been under considerationally the posttieners for this use for one time. The site is limited by the County's requirement of a new time. The site is limited by the County's requirement of a new layers of the county parallel to the Hearthouse Represen-mentagement of the county parallel county of the county Padonta Bood interchange, dinor the selection of 'University to patitioners in the making of preliminary plans for the development, the Zoning Regulations were semanded to require greater aethenia for industrial access adjoined to the Represence.

4

69

JOHN DEERE PROPER

Description for application for zoning variance for property located in southeast quadrant of interchange between the Harrisburg Expressway and Padonia Road, Baltimore County, Maryland.

Beginning for the same on the northeasterly right of way line of the Balti-ore-Harrisburg Expressway as shown on Plat 7409 of the Narylani State Roads Commission, dated March 3, 1949, said point of beginning being 100.00 feet northeasterly measured at right angles from station 78+44.50 on the centerline of said right of way, running thence for the following bearings and distances:

N. 53\*-11'-02" W 479.35 feet; curve to the right, the chord of which being N. 35°-18'-30" W 551.16 feet; N. 17°-25'-58" W 231.62 feet; curve to the right the chord of which being N 31\*-17'-08" E 263.02 feet; N 72\*-08'-21E 299.77 feet; curve to the right the chord of which being N 84\*-23'-04"E52.26 feet: 8 37\*-57'36" W 65.06 feet; curve to the left the chord of which being \$ 15° 27' 15" E 107.89 feet; curve to the left the chord of which being \$ 39° 56' 32" E 544.51 feet; curve to the right the chord of which being S 49°-43'-07" E 318.02 feet; S 36"-48'-58" W 638.58 feet to the place of beginning, containing 18.078 acres of land more or less.

Being the property of John Deere Company, as shows on plat plan filed with the Zoning

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 18 THIS IS TO CERTIFY. That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly

newspaper print I and published in Towson, Baltimore County, Md., once in each of \_\_one\_\_ successive weeks before the 8th day of May 19 63 the first publication appearing on the\_\_\_\_\_day of April 19 63.

THE COUNTY NEWS WEEK

e hearing:

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 18 19 63

THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County Md., once in each of \_\_one\_\_ successive weeks before the 8th day of May 19 62, the first 

19 63.

THE COUNTY NEWS WEEK

e you

C843-V



