

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Alameda Constr. Co., Inc., 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 217.4-a Rear Yard - to permit 15' instead of the 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)

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

Contract purchaser _____
Address _____
Publisher's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1963, 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, and that the public hearing be held before the Zoning Commission of Baltimore County on _____ day of _____, 1963, at 9:00 o'clock A. M.

By _____
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John D. Ross, Zoning Commissioner Date: October 11, 1963

FROM: Mr. George M. Darrall, Deputy Director

SUBJECT: 63-109-4 Variance to permit a rear yard of 15 feet instead of the required 30 feet. Northeast corner of Trappe Road and Herriott Boulevard. Being property of Alameda Construction Co.

11th District

REMARKS: Wednesday, October 23, 1963 (9:00 A.M.)

The Planning staff will offer no adverse comment on the subject petition.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the granting of the requested variance will give relief to the petitioner without substantial injury to the public health, safety and the general welfare of the locality involved, therefore,

the above Variance should be had: and the requested variance be granted.

a Variance to permit a rear yard of 15' instead of the required 30' should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1963, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning.

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.

Zoning Commissioner of Baltimore County

MICROFILMED

TELEPHONE VALLEY 3-3000		BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 20194 DATE 10/14/63	
TO: Alameda Construction Co. 1215 Cochran Ave. Baltimore 12, Md.		BILLED BY: Zoning Department of Baltimore County			
EXPEND TO ACCOUNT NO. 01/22		DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT DUE \$72.00	
QUANTITY		ADVERTISING AND POSTING OF PROPERTY		72.00	
		#63-109-4			
		10-1053 3194 * * * TIL--		72.00	

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.

TELEPHONE VALLEY 3-3000		BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 20152 DATE 10/14/63	
TO: Alameda Construction Co., Inc. 1215 Cochran Ave. Baltimore 12, Md.		BILLED BY: Zoning Department of Baltimore County			
EXPEND TO ACCOUNT NO. 01/22		DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT DUE \$25.00	
QUANTITY		PETITION FOR VARIANCE		25.00	
		10-1053 4426 * * * TIL--		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.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th Date of Posting: 10/15/63
Posted for: Alameda Constr. Co., Inc.
Petitioner: Alameda Constr. Co., Inc.
Location of property: N. E. of Trappe Rd. & Herriott Blvd
Location of Sign: At 15' from old wire fence and at 15' from entrance to Herriott Blvd and Herriott Rd. East of Trappe Rd. Sign facing Herriott Rd.
Posted by: Robert L. Smith Date of return: 10/16/63

As shown on the aforesaid plat and to the beginning of the lot or 105°00'37" 73.66' line of the aforesaid deed, start to Gilbert, running thence and binding on the easternmost right of way line of Trappe Road, as shown on the aforesaid plat and on the 1st line of the aforesaid deed, start to Gilbert, 105°00'37" 73.66' to the beginning.

Containing 0.227 acres of land more or less.

And excepting from the above description all that portion heretofore named as:

All that part of that parcel of land which by deed dated June 20, 1960 and recorded among the land records of Baltimore County in Liber 3715, Folio 446, was conveyed by George H. Stahl and wife to James P. Gilbert and wife, and also being part of the 1st parcel of land which by deed dated January 3, 1953 and recorded among the land records of Baltimore County in Liber 3619, Folio 322, was conveyed by Harry B. Stengel, widower, to Helen S. Mills, et al.

J. J. Miller 10/19/63

BOULEVARD

MERRITT

SHELL OIL CO.

BL

BL

R6

ONE WAY EXIT

ONE WAY ENTRANCE

STATEMENT AREA

PROP. OFFICE BUILDING

1STY. DWG.

TRAPPE ROAD

AREA OF PROP. - 0.2374±
 EXIST. USE OF PROP. - VACANT
 PROP. USE OF PROP. - DR. OFFICE
 EXIST. ZONING OF PROP. - R6
 PROP. ZONING OF PROP. - RA (SR EX. FOR OFFICE)
 SECTION 217.3 - VARIANCE FOR SIDEYARD OFFSET

MULLER, RAPHEL & ASSOCIATES, INC.
 REG. ENGINEERS & SURVEYORS
 201 COURTLAND AVE.
 TOWSON 4, MARYLAND



PLAT TO ACCOMPANY ZONING PETITION
 12TH ELECT. DIST. BALTO. CO., MD.
 SCALE: 1" = 20'
 MAY 1, 1963
 REVISED SEPT. 26, 1963

