RE: PETITION FOR VARIANCES TO Sections 255 (238,2) and 20,1, of Zoning Regulations -S. 5. Old Philadelphia Road and E. S. Roadale Avenue, 15th Dist., Regional Realty In BETTER OF

TOWNER COMPUSSIONER DATESTANCE COUNTY No.63-114-V

............

The petitioner in the above matter has requested the following variances to Section 255 (238.2) and 243.4 of the Baltimore County Zoning Regulations:

- A side yard of 5 feet from the H k3° 2' east 269.kk feet line instead of the required 30 feet;
- 2. To parent a structure to be located within 5 fest of the S. MB of uses 13M fest line of the property and within 5 fest of the rear property line instead of the required 125 fest.

Evidence adduced at the hearing demonstrated that th proposed addition is necessary in order that the occupant of the existing building, Plastics Assembled Products, Inc., can conduct its rapidly extending operations on the subject site. The owner of the adjoining F perty on the north side objects to the granting of the variance for the reduction of the side yard at that point.

To deny all variances request would impose practical difficulty and unnecessary hardship upon the petitionar.

Since the date of the hearing on October 30, 1963, the

petitioner has withdrawn that part of the subject petition as to the side yard setback abutting the property of the protestant on the northwest boundary of the property.

Therefore, it is this 15/4 day of November, 1963, by the Zoning Commissioner of Baltimore County, CRESNED that the rear yard variance and the side yard variance facing the N h30 12' East 269, hh feet line be granted, subject, however, to approval of the site plan by the State Reads Commission, Bureau of Public Services

:3-114-

the inseason to the required LTS

ACCATION. South side of Old

Philanephia. Road and the East
side of Breedings.

DATE 4 THE: WEINEDDAY.

DATE 4 THE: WEINEDDAY.

OCTOBER 30, 1863 at 11,00A, M.

PUBLIC HEARING; Boom 104.

County Office Building, 110.

Chesapeake Avenue, Towson,

Maryland.

The Zoning Regulations to be excepted as follows;

Store 1 (1997) and 1 (1997) and

south side of Old Philadelphia Road and the east side of Rosedale Avenue being point of intersection as referred to in a Ded from Prederick W. Rohrs, widower to Stella C. Kennedy and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2009, folio 192 thence leaving said place of beginning and running and binding on the east side of Rosedale Avenue south 46 degrees 58 minutes east 425 feet thence leaving the east side of Rosedale Avenue and running north 43 degrees 02 minutes east 269.44 feet to the north outline of the above mentioned deed from Rohrs to Kennedy thence running and binding on the above mentioned north outline north 58 degrees 51 minutes west 287.43 feet thence south 48 degrees 06 minutes west 134 feet thence north 46 degrees 58 minutes west 125 feet to the south side of Old Philadelphia Road thence running and hinding on the south mide of Old Philadelphia Road south 48 degrees 06 minutes west 77 feet to the place of beginning

BEING the same lot of ground which by Deed dated October 31 in the year of 1955 and recorded among the Land Records of Baltimore nty in Liber G.L.B. No. 2808, folio 409 was granted and conveyed by Armiger Construction Corporation unto the within named Regional Realty, Inc.

and the Office of Planning & Zoning.

It is further CEDERED that so much of the subject petition as relates to the S 180 06 feet line is hereby dismissed

Zoning Commissioner of

TELEPHONE VALLEY 3-3000 BALTI 'ORE COUNTY, MARY AND No. 20158 OFFICE OF FINANCE DATE 10/2/63 Pirtition of Collection and Receipt.
COURT HOUSE
TOWSON 4, MARYLAND John Warfield Armiger, Eac Jefferson Building Towson h. Md. BILLEO Zoning Department of Baltimore County 125.00° 25.m 10-265 assa . . TH --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. PETTION FOR YOUNG
PETTION FOR YOUNG
THE ANALYSIS
TO DISTIFUT
TO THE ANALYSIS
T

CERTIFICATE OF PUBLICATION

The Community Press

DUNDALK, MD., 10-18

THIS IS TO CERTIFY, that the annexed advertisement of Regional Realty
was inserted in THE COMMUNITY PRESS, a weekly news-

paper published in Baltimore County, Maryland, once a week successive weeks before the 19 63; that is to say,

8 day of Oct

the same was inserted in the issues of

11-4-63 Stromberg Publications, Inc.

10 63

By Betty Price

Petition for Variance to Zoning Regulations - S.S. Old Philadelphia Road and East Side of Rosedale Ave., 15th District - Regional Realty, Inc., Petitioner No. 63-114-V

BEFORE THE ZONING COMMISSIONES FOR

BALTIMORE COUNTY

Mr Clark

Please dismiss, without prejudice, so much of the within petition only, as relates to the variance requested for the side ward facing the S 48° 06' 134' line of the petitioners property, retaining however, the variances requested for the rear yard and for the side vard facing the N 43° 121 E 269, 441 line of the petitioners property.

> John Warfield Armiger Attorney for Petitioner 409 Jefferson Building Towson 4, Maryland VAlley 5-7666

> > #63-114- V

CERTIFICATE OF POSTING Towson, Maryland

District 15 75 Date of Posting 10-12-63 Posted for Hearing Wed Oct. 30-1963 AT 11'00 AM. Petitioner: Raginoak Realty inc. Location of property 5/5 of OLD Phila RD AND Els OF ROSEDALE AVE Location of Signe 2 1 ON OLD PHILA RD. APP. 13 FT FROM ROSEDALE AVE. AND APP 2" FROM SIEN BEALING WY BURN PARK. Posted by Arbut La Bull by Data of return 19/17-63

#2 APP LOFE FROM OLD Phila RO. ON ROSEDALE, AND APP. 3 FT. FROM OVER HEAD POWER POLES # 5308

PETITION FOR ZONING VARIANCE. rear property flow instead of the re-quired 152 flow instead of the re-quired 152 flow flowers and the re-locATION. South side of Old Fidindshipki, Road and the End side of Resedule Ave-tor. DATE & THEC Wednesdey, October 10, 1100 A M. PURLIC ENGENCY, Coasty Office Equilion, 111 W. Chesapeake Aventer, Tesson, Maryland P. property line instead of the re-d 125 feet. ION: South side of Old Philadelphi, and Los East side of Rosedale Ave-Avenue, Towloo, Maryland.

The Zening Regulations to be excepted as follows: 15 (214.1)—Side Yard—5s ft. Section 215 (214.1)—Side Yard—5s ft. Section 215 (214.2)—Side Variance of other accordance in the control of th Toulng Commissioner of Baltimore
by authority of the Zoefes Act
putitions of Rattimore County, will
public bearing cuncerving all that
of land in the Pritecuth District of

2 3-114

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 11 19 63 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 in each weeks before the 30th day of __October, 1963 , the first publication appearing on the 11th day of October

THE JEFFERSONIAN, Level the the

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 15A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

l, or we...Regkenel.Realtx.IBs....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 on Section 215 (Sect 236.2) to bereal also necessary of time (5) (Seaf) that also proved of time (5) (Seaf) that also proved the required thirty (30) (Seaf) and Lyanger Called Called Arthur Land Lyanger Called Called Arthur Land Lyanger Called Called

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

Addition to existing building in M. zone cannot be made unless the requested variances are granted. The denial of same would impose hardship upon builder-owner; and strict compliance with regulations would creategenetical difficulty resulting in abandomment of enlargement of present buildings and consequent loss of present tenant.

See Attached Description

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

1, 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 Balimore County.

Regional Realty, Inc.

By W drugge
yce-President John Warfield Araiger
Address 408 Jefferson, Building...
Towson 4, Maryland
VA 5 7666 702 Lamont Avenue

All Clauses Attorney Michola V. Broccolor

ORDERED By The Zoning Commissioner of Baltimore County, this...... of __acquest ... 198_..., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimare County, in two next spaces of general circulation through our Baltimare College 5 the Sproperty be posted, and that the public hearing be tail abelieve the Zoning Commissioner of Baltimore County in Room 106, County Office Balding in Tonson, Baltimore

in the 11 12 Pour day of Ontober 1963 at 1 a 00 a clock COME OF PLANMING & JUNING

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

Mrs. John C. Rose, Soning Commissioner Date ... October 18, 1961 FROMETA George E. Gerrelis, Reputy Director

SUBERT Schillers. Teramon to pormit side yard of 5 feet Tree the Both til dagrees 2 minute Bart 200,41 foot line intende of the required 10 feet, and to prait to be seen to be seen to be seen to be seen degrees 6 minute Bartell 11, 12 feet of the South and within 5 feet of the ray property line intended of the regarded 15 feets. Both side of Glo Fulindapins of Bartell 11, 12 feets to be because are not to be seen to be seen to be seen to be seen to the seen to be seen to be seen to be seen to the seen to be seen to be seen to be seen to the seen to be seen to be seen to be seen to the seen to be seen to be seen to the seen to be seen to be seen to the seen to be seen to the seen to be seen to the the seen to the the seen to the

Mednesday, Outober 30, 1963 (11:00 A.H.)

The Planning staff will offer no comment with respect to the

