

864-1566A
MAP
15-A
ML-V

NOT PETITION FOR RECLASSIFICATION
From R-6 to M-1 Zone
and Variance to Zoning Regulations - E. & S. Baltimore Farm Road
131.156 of S. A. C. Railroad
25th Dist., Perma Products Corp.,
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 64-156-4A

When hearing on petition for reclassification from R-6 to M-1 Zone to "M-1" Zone of property on the east side of Batavia Farm Road, 211 feet northwest of the S. A. C. Railroad, in the Fifteenth District of Baltimore County, the petitioner at the hearing gave sufficient proof that the map was presently in error and the requested zoning should be granted.

The Zoning Commissioner accepted an amended set of variances on June 9, 1964, as follows:

- Variances from Section 255.1 of the Zoning Regulations from the required setback of 125 feet of a commercial structure from a residential zone to 5 feet;
- Variances from Section 255 and Section 243.6 of the Zoning Regulations from the required setback of 25 feet of a parking area from a residential zone to 5 feet; and
- Variances from Section 243.4 of the Zoning Regulations from the required setback of 125 feet of any building or structure from the nearest boundary line of a residential zone to 5 feet.

To deny the variances as requested would result in practical difficulty and unreasonable hardship upon the petitioner and the variances would grant relief without substantial injury to the public health, safety and general welfare.

It is this 11th day of June, 1964, by the Zoning Commissioner of Baltimore County ORDERED that the map in question be amended to show the zoning of the property to be M-1 Zone.

The above variances are also granted, subject to amended plat marked Exhibit "A" showing location of the warehouse and parking area in relation to and near a party hereto.

The granting of the reclassification and variances are subject to approval of the plat plan by the Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County

64-156-4A
R-6 to M-1 Zone
E. & S. Baltimore Farm Road
131.156 of S. A. C. Railroad
25th Dist., Perma Products Corp.,
Petitioner

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an M-1 zone; for the following reasons: That through various zoning changes in the neighborhood, this parcel is surrounded on three sides by M-1 or M-2 zoning and thus, under the present R-6 zoning, the use of the property is lost and that there has been a change in the neighborhood to warrant this reclassification. Variances to Section 255.1 of the zoning regulations are requested since proposed structures to be placed on the property are not permissible and the off street parking is 10' from R-6 zone instead of required 25'. Variances to Section 255 Area Regulations are requested on north boundary line from 30' to 15' and on south boundary line from 30' to 5'.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception 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.

Perma Products Corporation
Contract purchaser
David W. Chertok Legal Owner
Address: 207 West Preakin Street
Baltimore, Maryland 21201
Carville M. Downes
Petitioner's Attorney
Address 202 West Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of June, 1964, 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, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of June, 1964, at 10:00 A.M.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15-A Date of Posting: 5/16/64
Posted for: Hearing, June 2, 64 at 10:00 A.M.
Petitioner: Perma Products Corp.
Location of property: E. & S. Baltimore Farm Rd. 131.156 of S. A. C. R.R.
Location of Sign: Hearing, Baltimore Farm Rd. and approx. 131.156 of S. A. C. R.R. and approx. 131.156 of S. A. C. R.R.
Remarks: 5/16/64
Posted by: Robert S. Russell Date of return: 5/16/64

SUPPLEMENTAL PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Perma Products, Inc., and Gnas Brothers, Inc., by Carville M. Downes and Downes & Wheatley, their attorneys, legal owners and contract purchasers respectively, of property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition for variances in the zoning regulations as follows:

- Variances from Section 255.1 of the zoning regulations from the required setback of 125 feet of a commercial structure from a residential zone to 5 feet.
- Variances from Section 255 and Section 243.6 of the zoning regulations from the required setback of 25 feet of a parking area from a residential zone to 8 feet.
- Variances from Section 243.4 of the zoning regulations from the required setback of 125 feet of any building or structure from the nearest boundary line of a residential zone to 85 feet.

Property has been posted and advertised as required by the zoning regulations and the Petitioners pray that they not be required to again post and advertise since all interested parties have been warned and put on notice of the variance request.

All expenses incident to this petition have since been paid.

The petition for change in zoning from R-6 to M-1 having since been granted, your Petitioners pray for this request for variances also be granted.



Carville M. Downes
Downes & Wheatley
202 West Pennsylvania Avenue
Towson, Maryland 21204
Attorneys for Owners and Contract Purchasers

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

- OFFICE OF PLANNING & ZONING NO COMMENT
TRAFFIC DEPARTMENT NO COMMENT
BUREAU OF RECREATION NO COMMENT
HEALTH DEPT. NO COMMENT
STATE TRAILS COMMISSION NO COMMENT
RECREATION COM. NO COMMENT
FIRE DEPT. NO COMMENT
INDUSTRIAL DEVELOPMENT NO COMMENT
SOLIDWASTE DEPT. NO COMMENT
BOARD OF EDUCATION NO COMMENT

Yours very truly,

James C. Ryan
James C. Ryan
Chief of Permit and Petition Processing

David W. Dallas, Jr.
Civil Engineer

8713 OLD HARFORD ROAD

NORTHFIELD 5-7422

RECORD DESCRIPTION

PERMA PRODUCTS CORPORATION

PROPOSED CHANGE FROM R-6 TO M-1 ZONING AND RECEIPT THAT PORTION NOW ZONED M-1. REZONING for the same in the bed of Batavia Farm Road at a point distant 131.5 feet northwest of the centerline between main tracks of the Philadelphia Branch of the Baltimore and Ohio Railroad Company said point being at the beginning of the first line of that tract of land which by deed dated September 2, 1952 and recorded among the Land Records of Baltimore County in Liber GIB No. 2171 folio 160 etc. was conveyed by Franklin Realty and Finance Company, Inc. to Perma Products Corporation, thence running with and binding on the said first and on the second line of said deed and in the bed of said Batavia Farm Road the two following courses and distances north 38 degrees 05 minutes west 115.60 feet and north 27 degrees 20 minutes west 32.00 feet, thence leaving said road and running with and binding on a part of the third line of said deed and on the division line between the present M-1 and R-6 Zoning north 70 degrees 10 minutes east 180.00 feet to intersect the division line between the present M-1 and R-6 Zoning, thence continuing said course and binding on said third line and through land presently zoned M-1 north 70 degrees 10 minutes east 198.00 feet to that tract of land which by deed dated September 29, 1955 was conveyed by Perma Products Corporation to Frank L. Stevens et al., thence on said line south 7 degrees 19 minutes 40 seconds east 45.50 feet to intersect the last line of said firstly described deed at a point distant 131.5 feet northwest of the centerline between main tracks of said railroad, thence running with and binding on a part of said line south 53 degrees 40 minutes west 169.07 feet to intersect the division line between the said present M-1 and R-6 Zoning, thence continuing said course and still binding on a part of said line south 53 degrees 40 minutes west 172.78 feet to the place of beginning.

David W. Dallas, Jr.
Civil Engineer

8713 OLD HARFORD ROAD

NORTHFIELD 5-7422

BALTIMORE 14, MD

CONTAINING 0.778 acres of land more or less.

BEING the remaining portion of that tract of land which by deed dated September 2, 1952 and recorded among the Land Records of Baltimore County in Liber GIB No. 2171 folio 160 etc. was conveyed by Franklin Realty & Finance Company, Inc. to Perma Products Corporation of which the westernmost portion is presently zoned R-6 and proposed to be zoned M-1 and the eastern portion which is now zoned M-1 and is to remain M-1.

April 1, 1964

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INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
CREDIT HOUSE
TOWSON 4, MARYLAND

No. 23315
DATE: 5/16/64

REPORT TO ACCOUNT NO. 64-156-4A
QUANTITY
Petition for Reclassification for Perma Products Corp.
Folio 160 of S. A. C. R.R. - Office of Finance
4-1064 2244 = 23315+ 11P- 50.00
4-1064 2244 = 23315+ 11P- 50.00

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.

PETITION FOR RECLASSIFICATION
TOWNSHIP AND VARIANCE
15TH DISTRICT

BONING: From R-4 to M-L. Same
Petition for Variance to the Boning
Regulations of Baltimore
County to permit building to be
located 15 feet from residential
zone instead of the required 100
feet; and to permit off street
parking 10 feet from R-4 zone in-
stead of the required 25 feet; and
to permit on north boundary line
15 feet instead of the required 10
feet; and to permit on south
boundary line 1 foot instead of
the required 10 feet.

LOCATION: East side of Batavia
Farm Road 111 feet Northwest
of the R. & O. R.R.
DATE & TIME: Tuesday, June 1,
1964 at 10:00 A.M.
PUBLIC HEARING: Room 103,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Mary-
land.

The Zoning Regulations to be en-
acted as follows:
Section 111.1—100 feet from resi-
dential zone
Section 115—Side & rear yards—10
feet
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing concerning all that parcel
of land in the Fifteenth District of
Baltimore County.

Proposed Change from R-4 To M-
L Zoning Saving and Excepting that
Portion Now Zoned M-L.

Beginning for the same in the bed
of Batavia Farm Road at a point
distant 111.4 feet northwest of the
centerline of the main tracks of
the Philadelphia Branch of the Bal-
timore and Ohio Railroad Company
said point being at the beginning of
the first line of that tract of land
which by deed dated September 1,
1915 and recorded among the Land
Records of Baltimore County in
Liber G.L.B. No. 1111 folio 168 etc.
was conveyed by Franklin Realty
and Finance Company, Inc. to Perma
Products Corporation, thence run-
ning with and binding on the said
first and on the second line of said
deed and in the bed of said Batavia
Farm Road the two following
courses and distances north 85 de-
grees 55 minutes west 118.40 feet
and north 27 degrees 20 minutes
west 12.00 feet, thence leaving said
road and running with and binding
on a part of the third line of said
deed and on the division line be-
tween the present M-L and R-4 Zon-
ing north 10 degrees 10 minutes east
180.00 feet to intersect the division
line between the present M-L and
R-4 Zoning, thence constituting said
course and binding on said third
line and through land presently
zoned M-L north 10 degrees 10 min-
utes east 192.00 feet to that tract
of land which by deed dated Sep-
tember 29, 1915 was conveyed by
Perma Products Corporation to
Frank L. Stevens et al, thence on
said line south 7 degrees 18 minutes
40 seconds east 45.20 feet to inter-
sect the last line of said firstly de-
scribed deed at a point distant 111.4
feet northwest of the centerline be-
tween main tracks of said railroad,
thence running with and binding on
a part of said line south 83 degrees
40 minutes west 105.97 feet to in-
tersect the division line between the
said present M-L and R-4 Zoning,
thence continuing said course and
still binding on a part of said line
south 83 degrees 40 minutes west
171.78 feet to the place of begin-
ning.

Containing 0.778 acres of land
more or less.

Being the remaining portion of
that tract of land which by deed
dated September 1, 1912 and record-
ed among the Land Records of Bal-
timore County in Liber G.L.B. No.
1111 folio 168 etc. was conveyed by
Franklin Realty & Finance Com-
pany, Inc. to Perma Products Cor-
poration, of which the westernmost
portion is presently zoned R-4 and
proposed to be zoned M-L and the
eastern portion which is now zoned
M-L to remain M-L.

Being the property of Perma Pro-
ducts Corporation, as shown on plat
also filed with the Zoning Depart-
ment.

By order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County.
May 18,

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 15, 1964.

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 or before
of 1 time before the 2nd
day of June, 1964, the first publication
appearing on the 15th day of May
1964.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

TELEPHONE
823-3000

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

No. 23005

DATE 6/2/64

TO: Carville M. Dames, Esq.
202 W. Penna. Ave.
Towson, Md. 21204

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT \$69.80
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
—	Advertising and posting of property for Perma Products Corp.	69.80
	PG-156-RA	
	6-264 4862 • 23005 TIP—	9.80
	6-264 4862 • 23005 TIP—	9.80

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.

EXISTING
WIDENING
SEE HRW
157,092

WM COLE & SONS
WAREHOUSE

207 WEST FRANKLIN STREET

GLB N° 2171 Folio 160

15TH ELECTION DISTRICT

BALTO COUNTY, MD

SCALE 1" = 20'

MARCH 23, 1964

DAVID W. DALLAS, JR.

CIVIL ENGINEER
8713 OLD HARFORD RD. BALTO., 14, MD.
NO 5-7472

PROPOSED CHANGE FROM R/G TO M/L
ZONING SAVING & EXCEPTING THE
PORTION NOW ZONED M/L AND
SIDE YARD VARIANCE FOR PROPOSED
WAREHOUSE BUILDING

ZONING DATA

1. GROSS ACREAGE OF TRACT 0.778AC

2 PRESENT ZONING

0.451 Ac

A. P. G.

Q. 287

3. PROPOSED ZONING

A. Z.G TO M.L

13 M-L TO REMAIN

4. PARKING SPACES PROVIDED 22

Lot 45
PLAT
OF
DUVALL
TERRACE.
PLAT
BOOK
12-105

Zoned

BATAVIA - ²⁵ FARMS - ROAD

PARKING & STORAGE AREA

ZONED M-L

TOTAL ACREAGE
0.778± ACRES

ZONED R.C
PROPOSED CHANGE
TO M.L ZONING
0.491 Ac ±

ZONED M-L
0.287 Ac ±

ZONED M-L

LOADING DOCK
100'

PROPOSED WAREHOUSE
BUILDING 5000 SQ FT.

PROPOSED VARIANCE
TO 5' SIDEYARD —

STORAGE

PARKING

ZONED R-G

BALTIMORE & OHIO RAILROAD COMPANY

Zoned M-L

ZONED M-L

2 BETWEEN MAIN TRACKS BALTIMORE & OHIO RAILROAD COMPANY

PHILADELPHIA BRANCH

ZONES M-L

ZDND M-H


 JUN 9 1964
 ZONED M-L

☐ Amed
☐ Reed
☐ Sale
☐ Entel
☐ Coda



PLANNING DEPARTMENT