

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, THE LUMBER & MILLWORK CO., INC. legal owner 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 for a Variance from Section 23-1-1 to 23-1-2, a 30' front yard setback.

Instead of the required 50'

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

1. Limited depth of parcel from Highway to rear boundary.
2. Setback of existing buildings fronting on Southwestern Boulevard is not more than 25'.
3. Building area is limited by Historic District.
4. Area is needed for expansion of business of owner.

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

Contract purchaser THE LUMBER & MILLWORK CO., INC. Legal Owner
Address 5715 Southwestern Boulevard
#27, Ind.
Petitioner's Attorney _____ Protestor's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day

of April, 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 30th day of April, 1964, at 10:00 o'clock.

A. N.



(over)

[Signature]
Zoning Commissioner of Baltimore County

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 23026	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 4/29/64	
TOWSON 4, MARYLAND		P.O. Box 1288		Baltimore City, Md.	
T-200 Lumber & Millwork Co., of Baltimore		P.O. Box 1288		Baltimore City, Md.	
IMPORT TO ACCOUNT NO.		DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE		CITY	
ADVERTISING AND POSTING OF THIS PROPERTY		25.00		25.00	
FWD - Baltimore County, Inc. - Chief of Finance					
6-540 2104 • 23026 TIP -		22.00			
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COUNTY HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.					

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 a variance from the zoning regulations of Baltimore County would result in practical difficulty.

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MICROFILMED

RECORDING for the first at a point in the fourth or North 72 degrees 05 seconds East 270.00 feet line of land which by deed dated April 16, 1959 and recorded among the Land Records of Baltimore County in Labor and 2377, folio 219, was conveyed by Margaret E. Cohn to Mary J. Bergman and wife, at a distance of 216.04 feet from the beginning of the aforesaid fourth line, said point of beginning being also the center of a stream change area as shown on the State Roads Commission of Maryland Plan 64211, running thence and binding on part of the aforesaid fourth line, as now surveyed, North 64 degrees 41 minutes 50 seconds East 163.34 feet to the westernmost right of way line of the Wilshire Avenue extended (City line to Washington Boulevard) as shown on the State Roads Commission of Maryland Plan 64211, running thence and binding on the westernmost side of Wilshire Avenue extended as shown on the aforesaid plan the two following courses and distances, as now surveyed: by a curve to the left with a radius of 3550.77 feet, for a distance of 296.16 feet (the chord of said arc being North 2 degrees 02 minutes 16 seconds West 254.32 feet), thence by a curve to the right with a radius of 2762.18 feet for a distance of 178.03 feet (the chord of said arc being North 2 degrees 37 minutes 12 seconds West 175.92 feet) to intersect the seventh or North 66 degrees West 493.00 feet line of the aforesaid deed, Cohn to Bergman, running thence and binding on part of the aforesaid seventh line as now surveyed, North 72 degrees 26 minutes 24 seconds East 91.91 feet to the center of the aforesaid stream change area as shown on the aforesaid plan of the State Roads Commission of Maryland 64211, thence leaving the aforesaid seventh line and binding on the center of the stream change area and running for lines of division the two following courses and distances: South 7 degrees 30 minutes West 150.79 feet and South 2 degrees 30 minutes 00 seconds West 103.32 feet to the place of beginning. Containing 1.479 acres of land, more or less.

SUBJECT, however, to the stream change area along the fifth and sixth lines of the above described parcel and along on the plat of the State Roads Commission of Maryland 64211.

SUBJECT, also, to the slope easement area along the second and third lines of the above described parcel as shown on the plat of the State Roads Commission of Maryland 64211.

BEING the same lots of ground a remainder interest to which was acquired by the Lumber & Millwork Co. of Baltimore by deed dated March 15, 1952, and recorded among the Land Records of Baltimore County in Labor and 3194, folio 472, from Joe. C. Brown and wife.

BEING also the same lots of ground where life estate was surrendered in a deed dated October 27, 1959, and recorded among the Land Records of Baltimore County in Labor and 3423, folio 23, from Margaret E. Bergman, life tenant.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of June, 1964, that the hereto Petition for a Variance should be and the same is granted, from and after the date of this order, to permit front yard setback of 30 feet instead of the required 50 feet, subject to approval of plat plan by State Roads Commission, Bureau of Public Services and Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING		ZONING DEPARTMENT OF BALTIMORE COUNTY		TOWSON, MARYLAND	
District <u>13TH</u>		Date of Posting <u>May 23 1964</u>			
Posted for: <u>Var. to permit front yard of 30' instead of 50' for</u>					
Petitioner: <u>The Lumber & Millwork Co. of Baltimore</u>					
Location of property: <u>415 Southwestern Blvd. also S. of Francis Ave</u>					
Location of signs: <u>415 Southwestern Blvd. also S. of Francis Ave</u>					
Remarks: <u>[Signature]</u>		Date of return <u>May 27 1964</u>			
Posted by: <u>[Signature]</u>		Signature			

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 23346	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 4/29/64	
TOWSON 4, MARYLAND		P.O. Box 1288		Baltimore City, Md.	
T-200 Lumber & Millwork Co., of Baltimore		P.O. Box 1288		Baltimore City, Md.	
IMPORT TO ACCOUNT NO.		DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE		CITY	
ADVERTISING AND POSTING OF THIS PROPERTY		25.00		25.00	
FWD - Baltimore County, Inc. - Chief of Finance					
6-540 2104 • 23346 TIP -		25.00			
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COUNTY HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.					

BALTIMORE COUNTY, MARYLAND		INTER-OFFICE CORRESPONDENCE	
TO: Mr. John D. Hess, Zoning Commissioner		Date: <u>July 20, 1964</u>	
FROM: Mr. George R. Coville, Acting Director			
SUBJECT: <u>Var. to permit a front yard setback of 30 feet instead of the required 50 feet. Just side of Southwestern Boulevard 2100 South of Francis Avenue. Being property of The Lumber & Millwork Company of Baltimore.</u>			
11th Division		Wednesday, June 10, 1964 (10:00 A.M.)	
The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the setback requirements of the Business Road-side zone. In light of the unique dimensions of the property, the Planning staff offers no adverse comment on the variance being sought.			

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING		COUNTY OFFICE BUILDING	
The Lumber & Millwork Co. of Baltimore		TOWSON 4, MARYLAND	
5715 Southwestern Boulevard			
Baltimore City, Md.			
Outlines:		Petition for Variance	
		P0-16-4	
		SUBJECT:	

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

OFFICE OF PLANNING & ZONING & TRAFFIC: The location of the building blocks the entrance from Southwestern Boulevard for an apparent reason and impedes vehicular circulation.

The relocation of the entrance and median opening would result in extremely hazardous traffic conditions.

OFFICE OF ENGINEERING: The petitioner should indicate how he will provide water to this site. The effects of the stream and/or flood plain with regard to this site development must be approved by this office.

No comments from the following departments: Suburban Commission, Health Department, Fire Department, State Roads Commission, Board of Education, Buildings Department.

as Albert Coville, Office of Planning & Zoning		Chief of Permit and Zoning Processing	
[Signature]		[Signature]	
Yours very truly,			

PETITION FOR VARIANCE

15th District

ZONING: Petition for Variance to the Zoning Regulations of Baltimore County to permit front yard setback of 30 feet instead of the required 50 feet.

LOCATION: West side of Southwestern Boulevard 3100 feet, more or less South of Francis Avenue.

DATE & TIME: WEDNESDAY - JUNE 10, 1964 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulation to be accepted as follows:

Section 235.1 - Front Building Line 50 feet from the front property line.

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Concerning all that parcel of land in the 15th District of Baltimore County.

Parcel No. 4

BEGINNING for the first at a point in the fourth or North 71 degrees 00 seconds East 570.00 foot line of land which by deed dated April 16, 1953 and recorded among the Land Records of Baltimore County in Liber GLB No. 2277, folio 219, was conveyed by Herbert L. Cohen to Henry J. Bergman and wife, at a distance of 236.64 feet from the beginning of the above fourth line, said point of beginning being also the center of a stream change area as shown on the State Roads Commission of Maryland Plat #4511, running thence and binding on part of the aforesaid fourth line, as now surveyed, North 64 degrees 43 minutes 50 seconds East 163.34 feet to the Westernmost right of way line of the Wilkens Avenue extended (City line to Washington Boulevard) as shown on the State Roads Commission of Maryland Plat #4511, running thence and binding on the Westernmost side of Wilkens Avenue Extended as shown on the aforesaid Plat the two following courses and distances, as now surveyed: by a curve to the left with a radius of 5850.77 feet, for a distance of 296.36 feet (the chord of said arc being North 2 degrees 02 minutes 38 seconds West 296.32 feet), thence by a curve to the right with a radius of 5763.35 feet for a distance of 175.33 feet (the chord of said arc being North 2 degrees 37 minutes 12 seconds West 175.92 feet) to intersect the seventh or North 66 degrees West 493.00 foot line of the aforesaid Deed, Cohen to Bergman, running thence and binding on part of the aforesaid seventh line as now surveyed, North 72 degrees 28 minutes 24 seconds West 91.91 feet to the center of the aforesaid stream change area as shown on the aforesaid Plat of the State Roads Commission of Maryland #4511, thence leaving the aforesaid seventh line and binding on the center of the stream change area and running for lines of division the two following courses and distances: South 7 degrees 30 minutes West 190.79 feet and North 8 degrees 30 minutes 00 seconds West 300.52 feet to the place of beginning. Containing 1.479 acres of land, more or less.

SUBJECT, however, to the stream change area along the fifth and sixth lines of the above described parcel and shown on the Plat of the State Roads Commission of Maryland #4511.

SUBJECT, also, to the slope easement area along the second and third lines of the above described parcel as shown on the plat of the State Roads Commission of Maryland #4511.

BEING the same lots of ground a remainder interest to which was acquired by The Lumber & Millwork Co. of Baltimore by Deed dated March 10, 1958, and recorded among the Land Records of Baltimore County in Liber GLB 3326, folio 473, from Joe C. Browne and wife.

BEING also the same lots of ground whose life estate was surrendered in a Deed dated October 27, 1959, and recorded among the Land Records of Baltimore County in Liber WJR 2628, folio 38, from Margaret E. Bergman, life tenant.

Being the property of The Lumber & Millwork Company of Baltimore, as shown on plat plan filed with the Zoning Department.

By Order of
John G. Rose
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. May 21, 1964.

THIS IS TO CERTIFY That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 10th day of June, 1964, the first publication appearing on the 21st day of May

1964.

THE TIMES

John M. Martin
Manager

Cost of Advertisement \$ 40.00
Purchase order # 9067
Requisition No. N 7614

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Being the property of The Lumber & Millwork Company of Baltimore, as shown on plat plan filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY

May 21

THE BALTIMORE COUNTION

THE COMMUNITY NEWS
Ridgelytown, Md

THE HERALD - ARGUS
Catonville, Md

No. 1 Newburg Avenue

CATONSVILLE, MD.

May 25, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTION, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week successive weeks before the 25th day of May, 1964, that is to say the same was inserted in the issues of May 22, 1964.

THE BALTIMORE COUNTION

By Paul J. Morgan
Editor and Manager

ORIGINAL
64-164

