PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

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VSH.

Fisher

630

W of

RP.

Morth North

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. The Farboil 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,

herebr petition for a Variance from Section, 255-3, 19, permit a, elda, vard, sel. back. From ML Zone of 50 ft. instead of required 1,000 ft. To permit a plant menuleutring use within 50 ft. of right of way of proposed expressway instead of 130 ft. To permit a floor area ratio of 35% instead of 255 in the 130 ft. area (Section 253.5)

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

Before Ihis property was purchased in 1939, zoning was thoroughly investigated and we were advised by the property responsible officials of Baltimero County that we could locate our prospective plant on this property. They advised the proper zone for our plant should be in a narea east of a line 1000 lest east of the North Point Boulevard. Since this property is almost 1600 lest east of the North Point Boulevard, we were advised the plant would be in the proper zone.

After we purchased the land, cleared same, had expensive architectural and engineering plans formulated, and the first phases of construction completed we now understand the zoning regulations were changed with-

This plot is located east of the proposed Expressway. There are no residences between the proposed Expressway and Back River. This plot is bounded on the East by the Expressway, on the West by the Pennsylvania Railroad, on the South by Flacher Road (an industrial plant exists affectly across the road) and on the North by land by the Spressway is built, with plot is liked in which proposed Expland Expressway is built, with plot is liked in which your contained secluded area.

A great deal of money has already been expended on the overall plot A great deal of money has already been objected on the overfall pro-lated by the pressure Video of the property of the pro-spectrum of the property of the property of the pro-spectrum of the property of the pro-spectrum of the property of the pro-spectrum of the pro-spectrum of the pro-spectrum of the pro-tage buildings to one a power plant for the whole plot) have been crected and foundations for two more are in pro-cess of construction.

It would be an extreme hardship and entail a large financial loss to us, besides an important loss of tax revenue to the County, if we could not continue to build our plant on this plot as contemplated.

196 h .. at 101000'clock County, on the 25th day of June

A. M.

John IN Gre John The Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

FROM Mr. George E. Gavrelis, Director

SURDET. #56-20-4. Variance to compile a side yard sotbook form it. I form the side of 50 feet indicated if required 1000 feets to permit a blant bancturing less within 50 feet of right of any of proposed expressed instead of 150 feets to pormit a floor area ratio for the side of 150 feets to pormit a floor area ratio for the side of 150 feets area. Here in the of 150 feet area. Here in the of 150 feet feets of 150 feet feets area.

HEARTMI.

ORG-bes

THURSDAY, JUNE 25, 1964

The staff of the Office of Planning and Zoning has reviewed the subject petition for variances to the setback requirements in mammfacturing zones adjacent to proposed expressways. It has the following advisory comment to make with respect to pertinent plan-

ning factors:

The planning staff understands that the present site for the Farthill Computer Staff understands that the present site for the Farthill Computer Staff understands that the present site for the annahment of the Zoning Regulations requiring greater subbacks and restrictions for industrial stars adjacent to acquestance of the Zoning Regulation, the planning staff would price to revision of the Regulations, the planning staff would offer no bank objections to the potition. Rewere, it would respect to the kind of structure being proposed here, should be made in order to determine whether or on the variances being sought are in accordance with the spirit sed intent of the staff of the present of the staff of the present such littles. Completion of the Patagoos Neck Present 28th will not be resulted prior to endormement of building parint applications by this office.

See Attached Descrition

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.

The Farboil Company of The Legs Owner cff Contract nurchases

Baltimore, Maryland 21230

..... 1964 ... at 101000'cloc

901 Key Highland

ORDERED By The Zoning Commissioner of Baltimore County, this...... 1951.....

of "May 196. La, that the subject matter of this pelition be advertised, as required by the Zoning Law of Baltimere County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be land before the Zoning Commissioner of Baltimore County in Room 196, County Office Building in Towson, Baltimore

County, on the25th

In Il con MICROFILMED

May 28. 19/5

SUBJECT

and it appearing that by reason of the following finding of facts that the granting of the

Fariance would grant relief to the petitioner without substantial injury to the health, safety and general welfare of the location involved.

the above Variance should be had: and the descriptions

ACCRETE CONTROL STATE OF THE ST

June 196 4 that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit a side yard setback from N.L. 2000 of 50 feet instead of the required 1000°, and to permit a faint fearfacturing the within 50 feet of right of way of proposed expressney instead of 120 feets, and to permit a floor area rests of 35% instead of 25% in the 130 feet were, subject to symromic of the site plan by the forms of rightle Services and they are supported to the site of the si

Pursuant to the advertisement, posting of property and it appearing that by reason of

the above Variance should NOT BE GRANTED IT IS ORDERED by the Zening Commissioner of Baltimore County, this

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date Hay 26, 1964

Description of property owned by the Farboil Company, located in the 15th Election District on the North side of Fisher Road, 630 feet more or less East of Old North Foint

of Haber Read and point the interest as a relation the North rade of Haber Read and point being located at a distance of 600 feet are or less measured in a Northwesterly direction above the North Read of Section 1 and the Northwesterly direction above the North North Northwesterly 2000 feet 72-12 feet to a point, there exist (\$250,000 feet 10 feet) for the 10 feet of 10 f

Containing 20.6 acres more or less

Mr. James A. Dyer, Chairman Zoning Advisory Counittee FROM. Capt. Paul H. Reincke

Fire Bureau SUBJECT The Farboil Co.-Milford Swartz

Fisher Road-1600' E. from North Point Blvd. District 15 - 5/22/64

Submit a plat plan showing location of water mains, neters, and fire hydrants. Access to buildings by roads should be indicated.

Spacing of hydrants for this type of use is 300 feet apart as measured along an improved road and the National Board of Fire Underwriters requirements for the structures involved. Hydrants shall be located in a pattern approved by the Baltimore County Fire Bureau.

3. Contact Capt. Paul H. Reincke at Valley 5-7310 for information

INTER-OFFICE CORRESPONDENCE

To Mr. John G. Rose, Zoning Commissioner Date June 12, 1964

15th District

(10:00 A.N.

BALTMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

A preliminary plan for development of this site

by the Farboil interests was discussed by the property owners and county officials on May 10, 1961.

At the time of the meeting the proposed use of the subject site was within the established requirements of the Zoning Code, M. H. Zone. Subsequently, a building permit, No. 335-61, was issued September 30, 1961 for

construction of the first building. Three additional permits No. 47-62, February 8, 1962; No. 159-62, June 8, 1962 and No. 166-64. April 17, 1964 have been issued to the

Farboil Company has invested over a half-million dollars in this plant at this time and are planning to spend a much larger amount as soon as sewer is available.

Pate May 25, 1964

Mr. John Rose FROM Mr. George C. Hall

SUBJECT Item la - Agenda, Zoning Advisory Committee, May 22, 1964 Farboil Property - Fischer Road

Farboil Company

Petition for Variance

WW 26'84 N

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONIM

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

FIRE BUREAUT See Attached Comments

The Farboil Company 801 Key Highway Baltimome, Maryland 21230

INDUSTRIAL DEVELOPMENT COMMISSION: See Attached Comments

No comments from the following Departments: Office of Planning & Zoning, Traffie, Bureau of Engineering, Health, State Roads Commission, R & R Commission, Smildings Spartment, Sear of Educations

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The Farboll property is currently assessed at \$262,090, by the county. george e Hall

GEORGE CHALL, Administrative

CERTIFICATE OF PUBLICATION Point Boad
DATE & THME: Thursday, June 21,
1944 at 10:49 A. M.
PUBLIC HEARING: Reem 104,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md. TOWSON, MD. June 5, 19.64 THIS IS TO CERTIFY, that the annexed advertisement was The Zening Regulations to be ex-cepted as follows:
Settles ISL3—Any other indus-trial or manufacturing use, exrea-those in Section 216. when "cuted at least 1000 feet from any other sens. published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., oncechoosach the bank these from my when seed the second of the second ots 1 time _____ suscessive woodsxbefore the ___25tb ____

19.64 ...

day of _______, 195k__, the forst publication appearing on the 5th day of June

Cost of Advertisement. \$_____

L. Leank Stricken

TELEPHONE 823-3000	BALTIMORE COUNTY, MARYAND OFFICE OF FINANCE Division of Collection and Recipit COUNT HOUSE TOWSON 4, MARYLAND	Ne. 23394	
	e Parteal Company BILLED Zoning D 8. Nay Higheny Bultinor 1800, 30, Ma	pertures of County	
DEPOSIT TO A	CCOUNT NO.	WAS CONTROL	
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
	Petition for Variance	25.00 -	
	PAID—survives County, July,	Other of heaves	
	5-22 6 4 42 65 • 23394 ?	1P- 25.00	
	W 5+36		
EX II	§		

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD.,

THIS IS TO CERTIFY, that the annexed advertisement of The Fart-el Co

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for successive weeks before the

aday of

19 it that is to say, the same was inserted in the issues of

6-3-60

Stromberg Publications, Inc.

Butt Proce

PETITION FOR AVAILABLE IN AVAIL

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

378.47 feet to a point, themer South 65 degrees 32 Op* West 13.48 feet to a point, theme 13.48 feet to a point, themer 13.49 feet to a point, themer by a curve to a point, themer by a curve to the right feet a distance of the feet to a point, themer 13.49 feet to the place of west 322 feet to the place of west 322 feet to the place of th eginning, Containing 20,6 acres more or less,
Being the property of The Far-boil Company, as shown on plat plan filed with Zoning Depart-

64.181 A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	Tourson, Maryland
~ 66	Date of Posting.
District / 5 CA	Date of Posting
Posted for Housing 1	Thurs. June 25. 64 97. 10:00 7.10
Petitioner The Farbo	Date of Porting. 7 25 64 97 10:00 72.00 00 00 00 00 00 00 00 00 00 00 00 00
Location of property: N/S F/	Sher Kd. 630 W 01
	OLD NORTH POINT Rd.
Location of Signa 1115.de	WIRE FERE E AFFRON 20 FROM
Swinging GATES	AND APRIL 20' FROM LIKE FFACE
Remarks: HCRUSS FROM	NATIONAL WIRE CU.
Posted by Robert La	Bull L. Date at return & Chile

TELEPHONE 823-3000

The Farboil Company 801 Kay Highway Baltimore, Hd. 21230

BALTIMORE COUNTY, MARYAND OFFICE OF FINANCE

No. 23040

Division of Collection and Receipts COURT HOUSE

Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.				
QUANTITY	TY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE			
	Advertising and posting of your property			
		(hij - tank	er South a little of the	Jan 1
	lye .	<u>-</u> 6-1764 >556 €	23040 TxP-	13.60
		ž		
	2			

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.

DATE 6/17/64

