

INT

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 13, 1967

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
M. 9-1000GEORGE E. GAYNE
DIRECTORJOHN G. ROSE
ZONING COMMISSIONERMaryland Properties, Inc.
J. Walter Jones
404 Jefferson Building
Towson, Maryland 21204

Dear Mr. Jones:

On July 8, 1964 an Order was passed by the
Zoning Commissioner for Case No. 65-9-A.You have not complied with this Order until you have
presented, received and complied with a plan approved by the
Office of Planning and Zoning.You are hereby directed to set up an appointment
with Mr. James Dyer of this Office so that an inspector can meet
you or your representative on the property to check for compliance
with the ZONING COMMISSIONER'S ORDER.

A copy of the ORDER is enclosed.

Failure to comply will mean that you do not have
the right to use your property in accordance with this Order.
Action will then be taken by the ZONING COMMISSIONER.

Very truly yours,

JOHN G. ROSE,
Zoning Commissioner

JGR/jdr

Enclosure

MARYLAND PROPERTIES, INC.
P.O. BOX 185 COCKEYSVILLE, MARYLAND 21030 TEL: 301-666-2700
DEVELOPERS - GENERAL CONTRACTORS

May 9, 1967

Mr. John G. Rose
Zoning Commissioner
Baltimore County Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Reference: Zoning Case No. 65-9-A

Dear Mr. Rose:

In response to your letter to Mr. J. Walter Jones, dated
April 13, 1967, regarding the above referenced zoning case,
please be advised that the addition for which this zoning
variance was requested has, as of this date, not been
constructed.We have requested of the Building Engineer that the building
permit for this project be extended to allow this
construction to proceed some time this summer. When this
addition has been completed, you can rest assured that the
requirements requested of this zoning variance will be
fulfilled.

Very truly yours,

MARYLAND PROPERTIES, INC.

May 9, 1967
Max N. Wiener
Coordinating Engineer

MNR/cs

Developers of the Greater Baltimore Industrial Park and Palaski Industrial Park

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Maryland Properties, 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 243.4 and 255.1 requesting a thirty (30') rear yard instead of a one hundred twenty-five (125') rear yard.

and a variance from Section 243.5 requesting a FAR of 30.9% instead of 25.5%.

The Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the
following reasons: (indicate hardship or practical difficulty)Practical difficulty and hardship are present because the property
is a part of the Greater Baltimore Industrial Park, an industrial complex with
especially high standards with only large, highly regarded industries, whose basic
needs for space are above average and whose requirements for space utilization
are extensive.The required 125' setback is impractical, since adjacent
residentially zoned land is part of overall future plan for industrial development
as it is completely surrounded by industrially zoned land.

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		By: <u>J. Walter Jones</u> Legal Owner V.P.	
Address <u>404 Jefferson Bldg.</u>		Address <u>404 Jefferson Bldg.</u> Towson, Md 21204	
Ernest C. Trimble Petitioner's Attorney		Protestant's Attorney	
Address 404 Jefferson Bldg., Towson			

ORDERED By The Zoning Commissioner of Baltimore County, this 8th dayof June, 1967, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 100, County Office Building in Towson, BaltimoreCounty, on the 8th day of July, 1967, at 10:00 o'clock

As...M.



(over)

John G. Rose
Zoning Commissioner of Baltimore County

PETITION FOR A
ZONING VARIANCE
14th DISTRICT

ZONING: Petition for a
Variance to the Zoning Reg-
ulations of Baltimore County
to permit a rear yard of 30 feet
instead of the 125 feet; and to
permit a FAR of 30.9% instead
of 25%.

LOCATION: West side of Pepper
Road 290 feet from the north
side of Wight Avenue.

DATE & TIME: WEDNESDAY,
JULY 1, 1964 at 10:00 A.M.

PUBLIC HEARING: Room 100,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Regulation to be
excepted as follows:
Section 243.4 and 255.1 - Rear
Yard - 125 feet.

Section 243.5 - Maximum per-
mitted Floor Area Ratio (F.A.R.)
- 4, except in the case of a one
story building not more than 25%
of the land area may be covered
by any such building.

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 Eighth District of Bal-
timore County.

Beginning for the same at a
point on the west side of Pepper
Road 50 feet wide, said point
of beginning being distant 290.00
feet, measured northerly along
said west side of Pepper Road
from the north side of Wight
Avenue, as shown on a plat en-
titled "Resubdivision of Block
"B", Greater Baltimore In-
dustrial Park", dated May 31,
1963, and recorded among the
Plat Records of Baltimore County
in Liber R.R.G. 29, folio 65, and
running thence binding on said
west side of Pepper Road as
shown on said plat North 16 de-
grees 23' 16" West 320.99 feet,
thence for a line of division South
72 degrees 47' 30" West 524.99
feet, thence South 16 degrees 23'
16" East, binding for part of the
distance on the South 16 degrees
23' 16" East 598.19 foot line of
said plat, in all 320.99 feet, thence
for a line of division North 72 de-
grees 47' 30" East 524.99 feet
to the place of beginning.

Containing 3.66 acres of land
more or less.

Being part of Block B, as shown
on a plat entitled "Resubdivision
of Block "B", Greater Baltimore
Industrial Park" dated May 31,
1963, and recorded among the Plat
Records of Baltimore County in
Liber R.R.G. 29, folio 65.

Being the property of Maryland
Properties, Inc., as shown on plat
plan filed with the Zoning Depart-
ment.

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

June 19

OFFICE OF
THE BALTIMORE COUNTIANTHE COMMUNITY NEWS
Baltimore, MdTHE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

June 22, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose, Zoning Commissioner
of Baltimore Countywas inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for One Week ~~SUCCESSIVE WEEKS~~ before
the 22nd day of June, 1964, that is to say
the same was inserted in the issues of

June 10, 1964.

THE BALTIMORE COUNTIAN

By: Paul J. Morgan
Editor and Manager.
R.M.

N 72° 47' 30" E 324.97'

PARKING 50 SPACES

PAVING 6' BASE - 3" PENETRATION

CONCRETE CURB & GUTTER

EXISTING

SIDWALK

EXISTING BUILDING
FINISH FLOOR EL. 294.0

PROPOSED
ADDITION

EXPANSION AREA

TRUCK LOADING AREA

PAVING 6' BASE - 3" PENETRATION

PARKING 56 SPACES

S 72° 47' 30" W 524.19'

SITE PLAN
SCALE: 1" = 20'

PLANS APPROVED
OFFICIAL PLANNING & ZONING
BY: [Signature]
DATE: 10/1/79
BY: [Signature]
DATE: 10/1/79

BUILDING NO. 25
GREATER BALTIMORE INDUSTRIAL PARK-BALTO.CO.MD.



OFFICE OF
MARYLAND PROPERTIES, INC.
BUILDERS & DEVELOPERS
CUCKEYSVILLE, MARYLAND

DRAWING NO.
A-1