LETTER SERT TO COMER OF RECORD MEETING SET FOR PLASE SAFFOCES LETTER SERT APPROVISE SITE PLAN COMPLEMET CASE CLOSES CASE RETERED TO MOUTING CORAT THE WHENCE WILL SERVE A LANGE of AND That he would The Whence will serve for and That he would The Whence will serve for and That he would See Attlesser fell that I MAY 9 " 1907	instact	MILLUD FORSITTS, DE. (64.00 to 4) As of the property for the SOI for the College of the College	Parasant to the advertis hearing on the above prittion and relevoire friefing of facts that is then well relevant to the state of the s	And the starting purposes. And was a large a work of a starting of a starting from the herein patition for a variance to the herein patition for a variance of the starting o
	63		Tenson h, Mi. 10622 TO ACCOUNT NO. 1170 Patition for Veriance for Keryland II	URN WITH YOUR REMITTANCE
PERSONNEL PROPERTY OF THE PROP	No. 23078 DATE 7/1/ch			>201 • 23025 TP-
DEPOSIT TO ACCOUNT NO. OUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	IMPOF	TANT: MAKE CHECKS PAYABLE TO BALTI	MORE COUNTY, MARYLAND
Advertising and poeting of property for Maryland Properties, Inc	- MAG -		TO DIVISION OF COLLECTION & RECE SE RETURN UPPER SECTION OF THIS B	IPTS, COURT HOUSE, TOWSON
Pag-same	a e			
7764 6081 • Z3078 DW-	51.00			
7-764 oces - 23078 Tru-	\$1.00			
INPRITABILITY AND COLLECTION OF THIS BILL WITH YOUR REMITTANCE.	ON 4, MARYLAND			

aure

ty and public son of the Zening Regula-te hardship at relief and the general ime the entire ning Commissioner foot and to ble 25%, should e of this Order, cau of Public JED/ba No. 23023 DATE 6/9/6h \$25.00 COST 25.00 25.00 OWSON 4, MARYLAND

Res Petition for Variances for Maryland Properties, Inc. The Zoning Advisory Committee has reviewed the above petition and have the following comments to make: No comments from any of the Departments. Yours very truly, JAMES E. DYER 64-194-A CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towsen, Maryland District 8TH District Str. 100 Permit REAR Not OF 30 105TEND OF 1355, RC12 Petitioner: MARYLAND PROPERTIES, INC. Location of property, WIS OF PREPER Rd. 290' FROM N/2 OF MIGHT. AUL Location of Signar W/s at PREPER Rd 290' FROM N/S OF WIGHT AUX WILLIAM STEPHENS, JR. & ASSOCIATES, IN

Jum 9, 1964

Description to accompany Petition for Zoning Variance, Lot 25, Block B Greater Baltimore Industrial Park

March 23, 1964

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 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, and running thence binding on said west side of Pepper Road as shown on said plat North 16° 23' 16" West 320.99 feet, thence for a line of division South 72° 47° 30" West 524.99 feet, thence South 16° 23' 16" East, binding for part of the distance on the South 16° 23' 16" East 598.19 foot line of said plat, in all 320.99 feet, thence for a line of division North 72° 47' 30" East 524.99 feet to the place of beginning.

Containing 3.868 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.

June 9, 1964

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John Q. Bose, Zoning Counterioner Date. June 26, 1964

FROM Mr. George E. Gerrelis, Director

SURJECT #55halbled. Variation to negatia a rear yard of 30 feet instead of the 135 feet; to parmit of Jalk, of 30,0% instead of 25%. West mids of Pepper Road, 250 feet North of Wight Avenue. Being property of Namyland Properties Day.

8th District

HEARING: July 8, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Veriances, From a Planning visepoint, it appears that name the staff of the proper for the adjacent registrating mound trust, the planning staff offers no adverse comment on the subject petition.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 19, 196h THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., associacization

day of _____July _____, 19.64, the WAR publication appearing on the 19th day of June

G. Frank Structur

Cost of Advertisement, \$...

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 13, 1967

III W. CHERAPEASE AVE Towers, Mp. 21204 ---Maryland Properties, Inc.

J. Walter Jones GEORGE E. GAYRELIS 404 Jefferson Building Towson, Maryland 21204

JOHN G. ROSE TOWN O. HUSE

County Orner Builtons

Dear Mr. Jones;

an Order was passed by the On July 8, 1964 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.

Zoning Commissioner

JGR /idr Enclosure



MARYLAND PROPERTIES, INC. DEVELOPERS - GENERAL CONTRACTORS

P.O. BOX 188 COCKEYSVILLE, MARYLAND 21030 TEL: 301 - 666-2700

- MAY 10 %7 . d ---DAME Die 1 D Pen 1 DEstr 10 III Char ZONING DEPARTMENT

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:

May 9, 1967

Mr. John G. 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 assurred that the requirements requested of this zoning variance will be included.

Very truly yours,

MARYLAND PROPERTIES. INC.

Max N. Wiener

Coordinating Engineer

MM/es

Developers of the Greater Baltimore Industrial Park and Pulaski 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 (oot.

(30') rear yard instead of a One Hundred twenty-five foot (125') rear yard.

and a variance from Section 243, 5 requesting a FAR of 30, 95 instead of 25 %

of 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 Balimore County adopted pursuant to the Zoning Law For Baltimore County.

	MARYAND PROPERTIES, INC.
Contract purchaser	By Legal Owner V.P.
Address Env. O.	Address 40+ Je Harran Blog.
Ernest C. Trimble	Protestant's Attorney
Address 404 Jafferson Bldg Towson	
ORDERED By The Zoning Commissioner of I	Baltimore County, this
of June 196.h. that the sul required by the Zoning Law of Baltimore County, that property be posted, an Commissioner of Ballimore County in Room 100, County, on the Standard day of June 196.	in two newspapers of general circulation through- i that the public hearing be had before the Zoning County Office Building in Towson, Baltimore

OFFICE OF

THE BALTIMORE COUNTIAN

PETITION FOR A ZONING VARIANCE THE COMMUNITY NEWS 8th DISTRICT ZONDIC: Petition for a

Variance to the Zoning Regto permit a rear yard of 30 feet

instead of the 125 feets and to

permit a FAR of 30.9% instead

LOCATION: West side of Pen-

per Road 200 feet from the most side of Wight Avenue,

DATE & TIME: WEDNESDAY, JULY 8, 1964 at 10:00 A.M.

PUBLIC HEARING: Room 108,

County Office Building, 111 W.

Chesarekae Avenie Towson

The Zening Regulation to be

Section 243.4 and 255.1 - Rear

Section 243.5 - Maximum per-

mitted Floor Area Ration (F.A.R.)

-.4, except in the case of a one story building not more than 25

of the land area may be covered

The Zening Commissioner of

Baltimore County, by authority

of the Zoning Act and Regulations

of Baltimore County, will held a

Concerning all that purcel of land in the Eighth District of Balti-

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

from the north side of Wiehr

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 Percer Road as

shown on said plat North 16 degrees 23' 16" West 320,99 feet

thence for a line of division South 72 degrees 47' W" West 574 00 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

Liber R.R.G. 29, folio 65, Being the property of Maryland Properties, Inc., as shown on plat

said west side of Pepper Road

excerned as follows:

by any such building.

public hearing:

more County.

Yard - 125 feet.

THE HERALD - ARGUS

No. I Newburg Avenue

CATONSVILLE, MD.

June 22. THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose. Zoning Commissioner of Beltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week succession weeks before 1964 , that is to say the 22nd day of June .

the same was inserted in the issues of

June 19, 1964.

THE BALTIMORE COUNTIAN

for a line of division North 72 degrees 47' 30" East 524,99 feet to the place of beginning. Containing 3.868 acres of land Being part of Block B. as shown on a plat entitled "Resubdivision of Block "B" Greater Baltimere Industrial Park" dated May 31 1963, and recorded among the Plat Records of Baltimore County in

plan filed with the Zoning Depart-BY ORDER OF IOHN C POSE ZONING COMMISSIONER OF BALTIMORE COUNTY

