

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Leo G. Schneider, 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 65-13-A (See attached sheet)

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

See Attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expense 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 of Baltimore County.

Contract purchaser Leo G. Schneider Legal Owner
 Address 2104
 Petitioner's Attorney Edgar M. Rose Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day

of July, 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 the public hearing be held before the Zoning Commission of Baltimore County at Room 104, County Office Building in Towson, Baltimore County, on the 21st day of July, 1964, at 10:00 o'clock A.M.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 13, 1967

County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204
Tel. 2-3800

George E. Gavett
Assistant
John G. Rose
Zoning Commissioner

Mr. Leo G. Schneider
 Route 15, Box 139
 Baltimore, Maryland 21220

Dear Mr. Schneider:

On July 9, 1964 an Order was passed by the Zoning Commissioner for Case No. 65-13-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

RE: PETITION FOR VARIANCE TO THE ZONING REGULATIONS
 NW/4 Pinewood Road, 2097
 From Old North Point Road
 19th District
 Leo G. Schneider et al
 Petitioner
 BALTIMORE COUNTY
 No. 65-13-A

Purport to the advertisement, posting of property, and public hearing on the above petition and it appearing that reason of practical difficulty the above Variance should be had the following Variance should be granted:

- Lot 1, Block B, Section "A" side yards of 30 feet instead of 30 feet from North 33 degrees 33 minutes 27 seconds West 120.59 feet and 0 feet instead of 30 feet from South 33 degrees 33 minutes 27 seconds East 171.66 feet.
- Lot 3, Block A- side yards- to permit 0 feet setback from South 33 degrees 33 minutes 27 seconds East 150 feet instead of the required 30 feet- Lot
- Lot 4, Block A- side yard to permit 0 feet from division line between Lots 3 and 4 instead of required 30 feet, also 20 feet setback instead of required 30 feet from division line between Lots 4 and 5.
- Lot 5, Block A- side yards- to permit 20 feet instead of the required 30 feet from division line between Lots 4 and 5, also 0 feet setback instead of the required 30 feet from North 33 degrees 33 minutes 27 seconds East 150 feet.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of July, 1964, that the herein Petition for Variance should be and the same are granted, from and after the date of this Order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

ROBERT D. HENDERSON
 Deputy Zoning Commissioner of Baltimore County

Mr. Howard Carr
 2400 North Point Boulevard
 Baltimore, Maryland 21222

RE: Zoning Petition 65-13-A Compliance with Approved Plan

Dear Mr. Carr:

Thank you for your letter of April 27, 1967, which was in answer to the Zoning Commissioner's letter requesting that you comply with Order No. 65-13-A.

Please be advised that the Zoning Commissioner has agreed to hold this case open until such time as building permits are applied for on lots 4 and 5, Block A and lot 1, Block B.

A field inspection indicated that lot 3, Block A, which has been leased to Santa Caravella, is presently being used in apparent violation of the Zoning Regulations in that several junk cars and various machinery is being stored on this lot. This has been called to Mr. Caravella's attention before, but has reverted to the same condition, therefore, we feel that it would be to your interest to have this matter set down for violation hearing which could result in a fine or imprisonment for Mr. Caravella.

Please give me an early reply in this matter.

Sincerely yours,

JAMES E. DYER
 Principal Zoning Technician

JED/jdr

May 8, 1967

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 26, 1964

FROM: Mr. George E. Gavett, Director

SUBJECT: 65-13-A, Variance to permit for Lot 1, Block B, Section "A" side yards of 30 feet instead of 30 feet from North 33 degrees 33 minutes 27 seconds West 170.59 feet; and 0 feet instead of 30 feet from South 33 degrees 33 minutes 27 seconds East 171.66 feet. Lot 3, Block "A"- side yards- to permit 0 feet setback from South 33 degrees 33 minutes 27 seconds East 150 feet instead of the required 30 feet- Lot 4, Block "A"- side yards- to permit 0 feet from division line between Lots 3 and 4 instead of the required 30 feet, also 20 feet setback instead of required 30 feet from division line between Lots 4 and 5, Lot 5, Block "A"- side yards- to permit 20 feet instead of the required 30 feet from division line between Lots 4 and 5, also 0 feet setback instead of the required 30 feet from North 33 degrees 33 minutes 27 seconds East 150 feet, Northwest side of Pinewood Road, 209.49 feet from Old North Road. Being property of Leo G. Schneider

19th District

REMARKS:

Thursday, July 9, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a series of Variances to the requirements of the S.M. zoning as they would be applied to lots along Pinewood Road. It is the understanding of the planning staff that all of the subject property is owned by one common interest. From a planning viewpoint, development of the property should occur on the basis of an overall plan. Although Variances may be appropriate, Variances at this time should not be established on the basis of each of the individual lots identified on the petitioner's site plans.

GEJ:ep

2800 North Point "Iv".
 Baltimore, Maryland 21222
 May 12, 1967

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 Attn: Mr. James E. Dyer

Re: Zoning Petition 65-13-A

Dear Mr. Dyer:

In reply to your letter of May 8, 1967, concerning a Santa Caravella, whom we have ground-rented lot 3, Block A of Pinewood Center, and where there is apparent zoning violation.

Since receipt of your letter I personally contacted Mr. Caravella concerning this condition and was assured that he would comply to the request of clearing the lot of junk cars and excess related trash; however, he needs storage space of the machinery in question and practically allowed this decision.

In addition to my visit, I also was in contact with Mr. Hill Richardson of the Zoning Department and Mr. Richardson said he would talk to Mr. Caravella about this violation and give him hearing notice if non-compliance if necessary. At the time I talked to Mr. Richardson the fact of machinery storage was not discussed, since I talked to him prior to the meeting with Mr. Caravella.

I'm in hopes that proper action can be taken without our interest being involved. Although, Mr. Caravella ground-rented the lot with intent to build and has not done so, is in violation of the legal contract between us. Our contract gives him ground-rented the lot for \$1000 per year (if not) after such time he has option to buy at a stipulated price and I am certain the contract states or implies that he must erect and abide by all state and local government rules and regulations.

In the event we must become involved, I assure you full cooperation on this matter. Kindly keep me advised of any details as to such.

Very truly yours,

V. Howard Carr, Jr., Agent

VHC/jdr

2800 North Point "Iv".
 Baltimore, Maryland 21222
 April 27, 1967

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Re: Zoning Case # 65-13-A

Dear Mr. Dyer:

In reply to your letter directed to Leo G. Schneider of April 13, 1967 from Commissioner John G. Rose in reference to non-compliance of above zoning case.

At the time of our request to have side yard variances on the four lots mentioned in above case, we had two or three interested parties who would assume that the lots were large enough to build their desired size building, which would require the side yard variances for which this zoning case lay.

Only one of the inquiries has materialized to-date, Lot #3, Block A was ground-rented to a Santa Caravella of 3 North Point Parkway on July 1, 1964. His intentions was to build a machine shop on this property; however, to date he has not complied and as do not create a concrete answer from him when asked. Therefore, I cannot answer for this particular parcel; however, the remaining three parcels are yet for sale for commercial development, as they were in July 1964 and we continue to get inquiries about such.

With these facts in mind it is our opinion that a rewording order of your case # 65-13-A in question would be detrimental to us in pressing a buyer; therefore, we wish to request this case create upon until such time compliance with an approved plan for each individual lot will be required to all departments concerned.

In the event an inspection is desired of the properties or any additional information pertaining to such is necessary, do not hesitate to call upon me or Leo G. Schneider.

Very truly yours,

V. Howard Carr, Jr., Agent

VHC/jdr

June 9, 1964

Mr. Leo G. Schneider
 Route 15 Box 239
 Baltimore, Md. 21220

Dear Sir:

Re: Petition for a Variance

The Zoning Advisory Committee has reviewed your petition for a Variance, and have no comment to make.

Yours very truly,

JED/jdr

JAMES E. DYER

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 12, 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. ~~since its~~ ^{first} publication on June 1, 1964, before the 9th day of July, 1964, the 10th day of June, 1964, appearing on the 10th day of June, 1964.

THE JEFFERSONIAN
B. Frank Smith
Manager.

Cost of Advertisement, \$.....

Variance for Lot 2, Block B, Section "A" Pinewood Center for side yard Section 236.2 of the Zoning Regulations. Requests 20' setback instead of 30' from N 33°33'27" W 170.59' line also 0' setback instead of 30' from S 33°33' 27" E 177.46' line.

Variance for Lot 3 Block A, Pinewood Center for side yard Section 236.2 of the Zoning Regulations, Request 0' setback from S 33°33' 27" E 150' line instead of the required 30'.
Variance for Lot 4 Block A Pinewood Center for side yard Section 236.2 of the Zoning Regulations Requests 0' setback from division line between Lot 3 & 4 instead of required 30' also--
20' setback instead of required 30' from division line between lots 4 & 5

Variance for Lot 5 Block A Pinewood Center for side yard Section 236.2 of the Zoning Regulations Request 20' instead of the required 30' from division line between lots 4 & 5, also 0' setback instead of required 30' from N 33°33'27" W 150' line.

JOSEPH D. THOMPSON, P.E. & L.S.
CIVIL ENGINEERS & LAND SURVEYORS
1150
101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON - 4 - MARYLAND - VAIL, 3-8820
ZONING DESCRIPTION
LOT NO. 1, BLOCK "B"
SECTION "A"
PINEWOOD CENTER

BEGINNING for the same on the Southeast side of Pinewood Road (60 feet wide) at the Northwest corner of Lot No. 1, Block "B" as shown on the Plat of Section "A" PINEWOOD CENTER as filed among the Land Records of Baltimore County in Plat Book No. 24, folio 1, said point being distant 261.17 feet, North 56 degrees 26 minutes 33 seconds East measured along the Southeast side of said road from the point formed by the intersection of the Southeast side of said road with the Northeast side of Old North Point Road as shown on said Plat and running thence from said beginning and binding on the Southeast side of said Pinewood Road, as shown on said Plat North 56 degrees 26 minutes 33 seconds East 60.00 feet to the outline as shown on said Plat, thence leaving the Southeast side of said road and binding on the outline as shown on said Plat the three following courses and distances South 33 degrees 33 minutes 27 seconds East 177.46 feet, South 62 degrees 58 minutes 27 seconds West 60.40 feet and North 33 degrees 33 minutes 27 seconds West 170.59 feet to the place of beginning. BEING and comprising lot No. 1, Block "B" as shown on the Plat of Section "A" PINEWOOD CENTER filed as aforesaid.



JOSEPH D. THOMPSON, P.E. & L.S. #1150

5-25-64

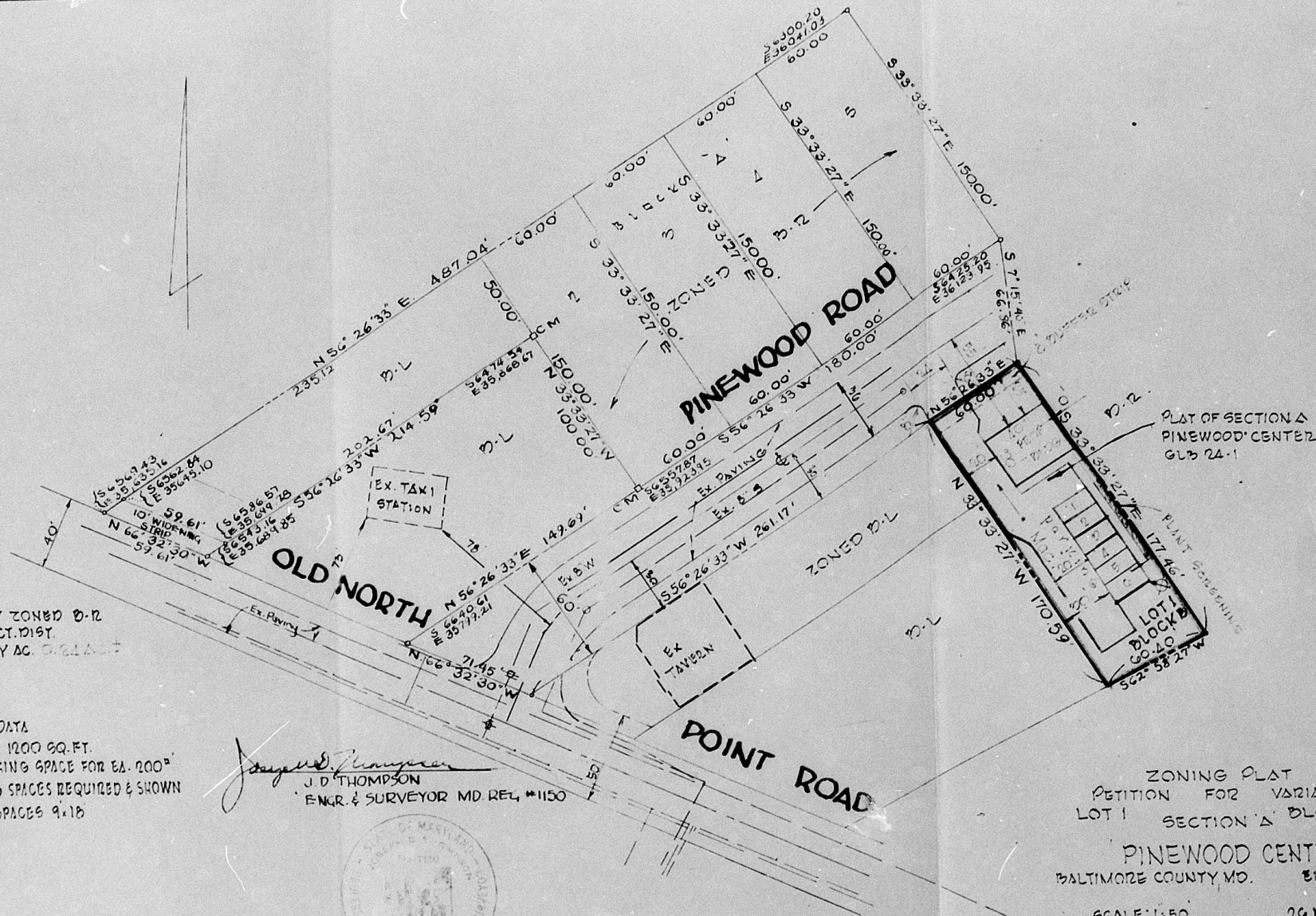
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 6/17/64
Posted for: Robert C. Schneider July 8-64 10:00 a.m.
Petitioner: Robert C. Schneider at 20
Location of property: 1515 Pinewood Rd. 209.52' from
Location of Sign: 1515 Pinewood Rd. 209.52' from
69 ft. from the N.W. corner of the lot. 20' sign, 30' sign, 40' sign, 50' sign, 60' sign, 70' sign, 80' sign, 90' sign, 100' sign, 110' sign, 120' sign, 130' sign, 140' sign, 150' sign, 160' sign, 170' sign, 180' sign, 190' sign, 200' sign, 210' sign, 220' sign, 230' sign, 240' sign, 250' sign, 260' sign, 270' sign, 280' sign, 290' sign, 300' sign, 310' sign, 320' sign, 330' sign, 340' sign, 350' sign, 360' sign, 370' sign, 380' sign, 390' sign, 400' sign, 410' sign, 420' sign, 430' sign, 440' sign, 450' sign, 460' sign, 470' sign, 480' sign, 490' sign, 500' sign, 510' sign, 520' sign, 530' sign, 540' sign, 550' sign, 560' sign, 570' sign, 580' sign, 590' sign, 600' sign, 610' sign, 620' sign, 630' sign, 640' sign, 650' sign, 660' sign, 670' sign, 680' sign, 690' sign, 700' sign, 710' sign, 720' sign, 730' sign, 740' sign, 750' sign, 760' sign, 770' sign, 780' sign, 790' sign, 800' sign, 810' sign, 820' sign, 830' sign, 840' sign, 850' sign, 860' sign, 870' sign, 880' sign, 890' sign, 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PROPERTY ZONED D-2
15TH ELECT. DIST.
PROPERTY AC. 0.2140

PARKING DATA
BUILDING 1200 SQ. FT.
ONE PARKING SPACE FOR EA. 200'
6 PARKING SPACES REQUIRED & SHOWN
PARKING SPACES 9-18

J. D. Thompson
J. D. THOMPSON
ENGR. & SURVEYOR MD. REG. #1150

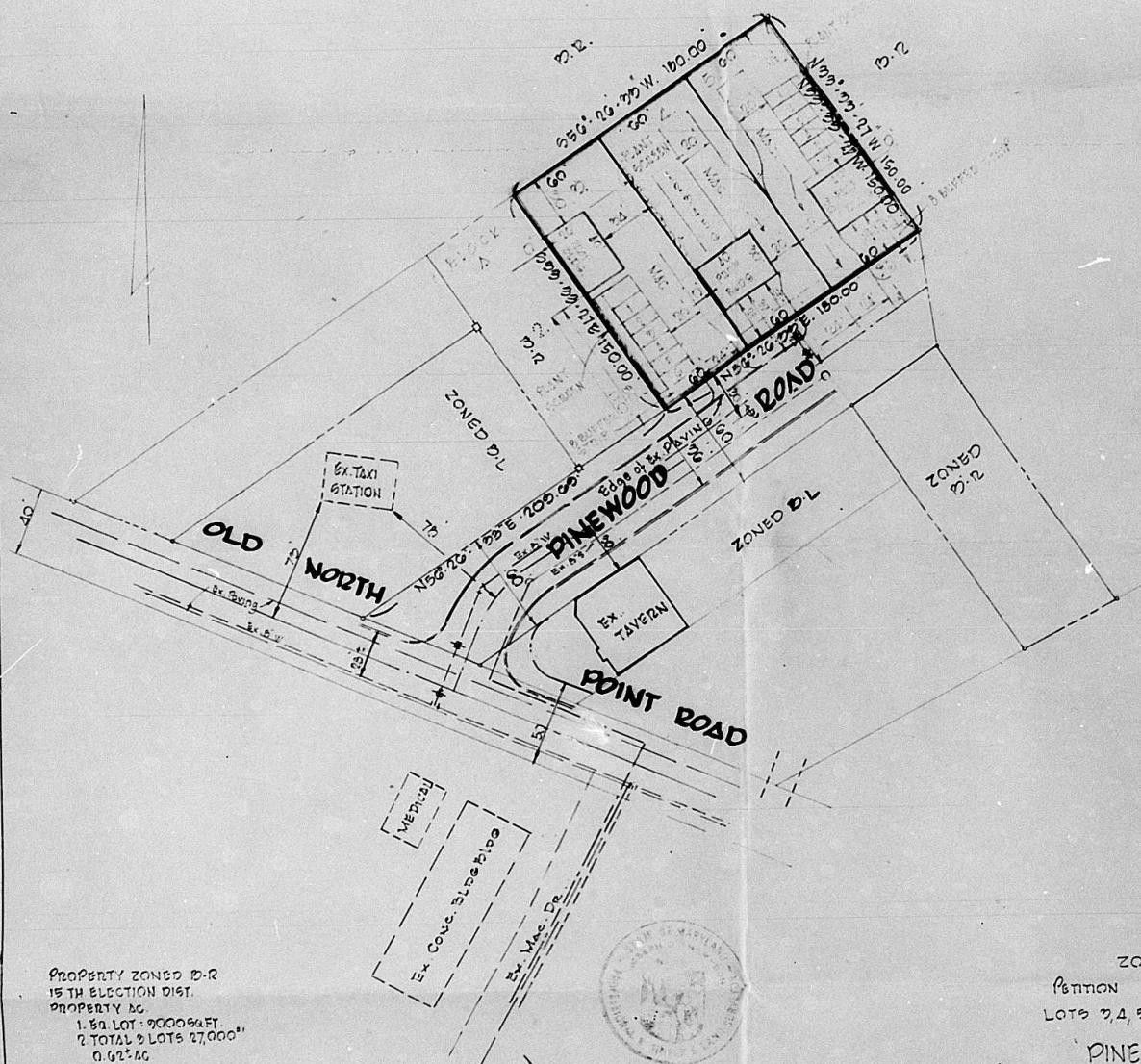


ZONING PLAT
PETITION FOR VARIANCE
LOT 1 SECTION 'A' BLOCK D
PINEWOOD CENTER
BALTIMORE COUNTY, MD. ELECT. DIST. #15

SCALE: 1"=50'

26 MAY 64

J. D. THOMPSON INC.
ENGINEERS & SURVEYORS
100 E. JOPPA RD.
TOWSON, MD.



PROPERTY ZONED D-2
15TH ELECTION DIST.
PROPERTY AC.
1. EA. LOT: 7000 SQ. FT.
2. TOTAL: 27,000 SQ. FT.
0.62 AC.

PARKING DATA
EA. BUILDING, LOTS 1 & 5 BLOCK A: 1200[±].
ONE PARKING SPACE FOR EA. 200[±].
6 PARKING SPACES REQUIRED FOR EA. LOT (1 & 5).
6 SHOWN.
BUILDING LOT 7 BLOCK A: 1000[±].
ONE PARKING SPACE FOR EA. 200[±].
6 PARKING SPACES REQUIRED (LOT 7) SHOWN.
ALL PARKING SPACES 9' x 18'

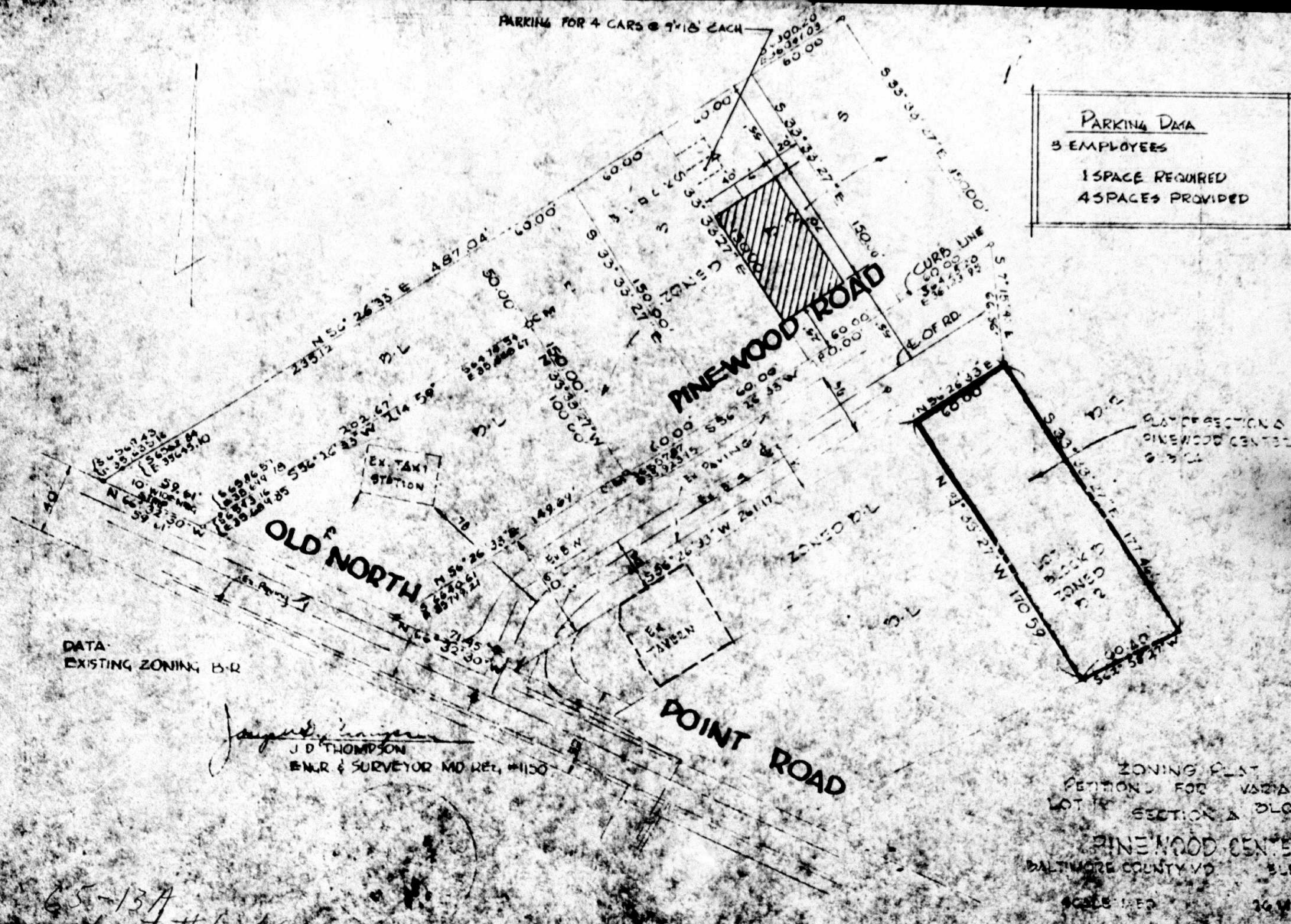
J. D. THOMPSON
ENGR. & SURVEYOR NO. 286 * 1150

ZONING PLAT
PETITION FOR VARIANCE
LOTS 7, 4, 5 BLOCK A
SECTION A
PINWOOD CENTER
BALTIMORE COUNTY, MD. ELECTION DIST. 15
SCALE: 1" = 50' 26 MAY 1964

J. D. THOMPSON INC.
ENGINEERS & SURVEYORS
200 E. JOPPA TOWNSHIP, MD.

PARKING FOR 4 CARS @ 7'x15' EACH

PARKING DATA
 3 EMPLOYEES
 1 SPACE REQUIRED
 4 SPACES PROVIDED



DATA
 EXISTING ZONING: B-2

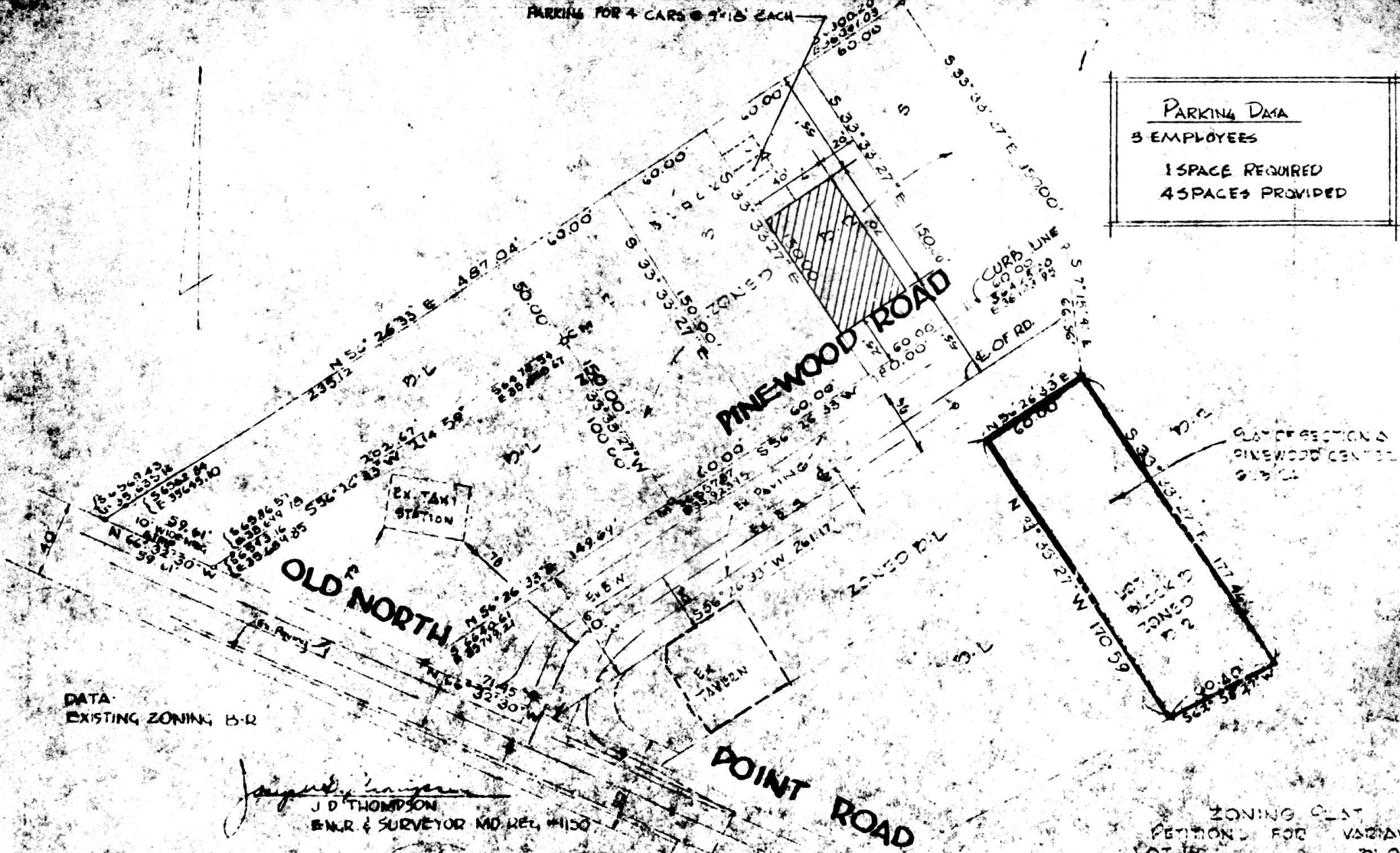
J. D. Thompson
 J. D. THOMPSON
 ENR & SURVEYOR MD REG. #1150

ZONING PLAT
 PETITION FOR VARIANCE
 LOT 15 SECTION 4 BLOCK 2
 PINEWOOD CENTER
 BALTIMORE COUNTY MD
 SCALE: 1" = 20'
 26 MAY 1962
 J. D. THOMPSON INC.
 ENGINEERS & SURVEYORS

65-137
 sheet #1 of 2

PARKING FOR 4 CARS @ 7'x13' EACH

PARKING DATA
 3 EMPLOYEES
 1 SPACE REQUIRED
 45 SPACES PROVIDED



DATA
 EXISTING ZONING: B-2

J. D. Thompson
 J. D. THOMPSON
 ENR & SURVEYOR MD. REG. #1150

ZONING CLAT
 PETITION FOR VARIANCE
 LOT 10 SECTION A BLOCK 2
 PINEWOOD CENTER
 BALTIMORE COUNTY, MD
 SCALE: 1" = 100'
 16 MAY 02
 J. D. THOMPSON INC.
 ENGINEERS & SURVEYORS

65-137
 Sheet #1 of 2

PARKING DATA

3 EMPLOYEES

1 SPACE REQUIRED

4 SPACES PROVIDED

PARKING FOR 4 CARS @ 9'-0" x 18'-0" EACH

BLACK-TOP PARKING & DRIVE

4'-0" HIGH COMPACT SCREENING,
WOOD FENCE AT 60'-0"
IN LENGTH

PROPERTY LINE

PROPERTY LINE

24'-0" DRIVEWAY ENTRANCE

PLANNING & ZONING

OFFICE

BY

DATE

BY

ZONING COMMISSIONER

DATE

SITE PLAN

PERMIT NO. 9436

SCALE 1" = 30'-0"

LEGEND



PROPOSED BUILDING



BLACK-TOP PARKING & DRIVE

File # 6543A

sheet # 2 of 2