

MAP
#8
SEC. 3-D
XA
#65-51X4

RECEIVED
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-51X4

The petitioners in the above matter have requested a special exception for a Contractor's Equipment Storage Yard on the west side of Texas Lane, in the Eighth District of Baltimore County.

As the petitioners have complied with all the requirements of Section 500.1 of the Baltimore County Zoning Regulations, the special exception should be granted.

The petitioners also requested variances to Sections 230.1 and 230.2 of the Baltimore County Zoning Regulations to permit a setback of 19 feet instead of the required 50 feet from the center line of proposed street for the south side of the office building; to permit 20 feet instead of the required 50 feet from center line of proposed street for south side of storage building; to permit 10 feet instead of the required 30 feet for side yard of office building; to permit 10 feet instead of the required 30 feet for side yard of storage building; to permit 0 feet rear yard setback instead of the required 30 feet rear yard setback.

As strict compliance with the Zoning Regulations would result in practical difficulty or unreasonable hardship upon the petitioners and the requested variances would grant relief to the petitioners without substantial injury to the public health, safety and general welfare of the locality involved, the variances should be granted.

It is this 17th day of August, 1964, by the Zoning Commissioner of Baltimore County, that a special exception for a Contractor's Equipment Storage Yard should be and the same is granted, from and after the date of this Order.

The granting of the special exception and the above variances are subject to approval of the plan panel by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 7, 1964

FROM: Mr. George W. Scoville, Director

SUBJECT: #65-51X4. Special Exception for a Contractor's Equipment Storage Yard and Variance to permit 19 feet instead of required 50 feet from center line of proposed street for south side of office building; to permit 20 feet instead of required 50 feet from center line of proposed street for south side of storage building; to permit 10 feet instead of required 30 feet for side yard of office building; to permit 10 feet instead of required 30 feet for side yard of storage building; to permit 0 feet rear yard setback instead of required 30 feet rear yard setback. West side of Texas Lane, 190 feet South of Texas Lane. Being property of John S. Logan.

8th District

MEETING: Monday, August 17, 1964 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Special Exception for a Contractor's Equipment Storage Yard and Variance to permit 19 feet instead of required 50 feet from center line of proposed street for south side of office building; to permit 20 feet instead of required 50 feet from center line of proposed street for south side of storage building; to permit 10 feet instead of required 30 feet for side yard of office building; to permit 10 feet instead of required 30 feet for side yard of storage building; to permit 0 feet rear yard setback instead of required 30 feet rear yard setback. West side of Texas Lane, 190 feet South of Texas Lane. Being property of John S. Logan.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION & VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mary B. Logan and John S. Logan, legal owners, 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 (check one) the zoning commission of the Baltimore County Zoning Regulations, pursuant to the Zoning Law of Baltimore County, to request for a variance in the herein described property as follows:

- Sec. 238.1 - Center line of any other street. Request 19 feet instead of required 50 feet from center line of proposed street for south side of office building.
- Request 20 feet instead of required 50 feet from center line of proposed street for south side of storage building.
- Sec. 238.2 - Side and rear yards. 10 feet instead of required 30 feet for side yard of office building. 10 feet rear yard set back instead of required 30 feet for storage building. The foregoing as more fully appears on aforesaid plat attached hereto.

See Attached Description and (2) for a Special Exception under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Contractors' Equipment Storage Yard.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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: John S. Logan
Address: 3103 Springlake Way
Baltimore, Maryland 21212
Legal Owners: Mary B. Logan
Address: 210 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of August, 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 100, County Office Building in Towson, Baltimore County, on the 17th day of August, 1964, at 2:00 o'clock.

By John S. Logan
Zoning Commissioner of Baltimore County.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, MD
THE HERALD-ARGUS
Catonville, MD

No. 1 Newburg Avenue CATONSVILLE, MD.

August 4, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in the BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week commencing on the 4th day of August, 1964, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

DOLLENBERG BROTHERS

Regard Professional Engineers & Land Surveyors
200 WASHINGTON AVENUE OF TOWSON ROAD

TOWSON 4, MD.

July 1, 1964.

Zoning Description

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the west side of the York Road at the distance of 490 feet measured southerly along the west side of said road from the south side of Texas Lane, said point also being on the north side of a 20 Foot Road there situate and running thence and binding on the west side of York Road, North 10 degrees 50 minutes West 95.74 feet, thence leaving said road and binding on the outlines of the land of Mary B. Logan the four following courses and distances: viz South 87 degrees 19 minutes West 119.25 feet; North 10 degrees 50 minutes West 21.21 feet; North 84 degrees 49 minutes West 127.43 feet and South 10 degrees 50 minutes East 100 feet to the north side of said 20 Foot Road and thence binding on the north side of said 20 Foot Road South 64 degrees 49 minutes East 250 feet to the place of beginning.

Containing 0.52 of an Acre of land more or less.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8TH Date of Posting: Aug 1, 1964

Posted for: Special Exception Storage Yard Variance

Petitioner: John S. Logan

Location of property: West side of York Road 490 feet South of Texas Lane

Location of Signs: 1/4 mile South of York Road 490 feet South of Texas Lane

Remarks: John S. Logan

Posted by: John S. Logan Date of return: Aug 7, 1964

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 31, 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. commencing on the 1st day of August, 1964, before the 17th day of August, 1964, the 6th publication appearing on the 31st day of July.

By Paul J. Morgan
Manager

Cost of Advertisement, \$.

July 15, 1964

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

Antoin W. Brinscine, Esq.
210 W. Pennsylvania Avenue
Towson, Maryland 21204

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

Water available: yes Sewer: not available

STATE ROADS COMMISSION

The driveway as shown does not conform in any way to State Roads Commission's standards and specifications. Therefore, access to this property should be made subject to the approval of the State Roads Commission.

HEALTH DEPARTMENT

Subject to approval of sanitary facilities.

cc: Jack Durr
William Greenwalt

Yours very truly,

James E. Dyer
Chief of Permits and
Petition Processing

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collections and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 23098

DATE 7/17/64

To: John E. Raff, Esq.,
Antoin W. Brinscine, Esq.,
210 W. Penna. Ave.
Towson, Md. 21204

BILLED: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO. 65-51X4

QUANTITY 1

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Special Exception Storage Yard Variance for John S. Logan

PAID - Baltimore County, Md. - Office of Finance

7-1764 6551 23098 TIF- 5.000

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.

TELEPHONE 923-2000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collections and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 25280

DATE 8/7/64

To: John E. Raff, Esq.,
Antoin W. Brinscine, Esq.,
210 W. Penna. Ave.
Towson, Md. 21204

BILLED: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO. 65-51X4

QUANTITY 1

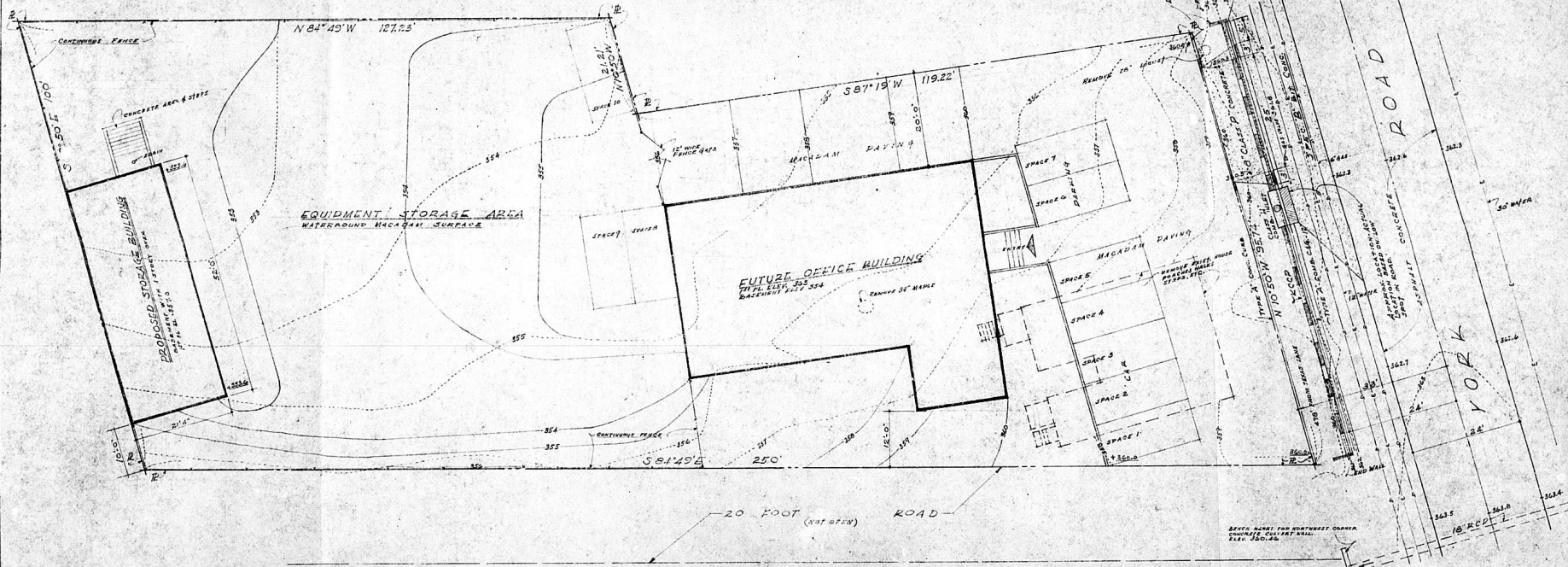
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for John S. Logan

65-51X4

8-1964 6551 25280 TIF- 5.000

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.



SITE PLAN - STORAGE BUILDING & OFFICE BUILDING
FOR
JOHN E. RUFF, INC. - CONTRACTORS
TEXAS, BALTIMORE COUNTY, MARYLAND

ELEVATIONS SHOWN HEREON ARE BASED ON THE BALTO. CO. METROPOLITAN DISTRICT DATUM.
 UTILITIES SHOWN HEREON ARE TAKEN FROM BALTO. CO. METROPOLITAN DISTRICT CONSTRUCTION PLANS.
 EXISTING SPACES
 NEW SPACES
 NEW SPOT ELEV. ARE UNDERLINED

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: J. E. RUFF, INC.
 DATE: 11/24/62

