

RE: PETITION FOR VARIANCES
To Zoning Regulations
M-1, Ridgely Road and
N-C, Railroad, 8th Dist.
John A. Mahon and Barbara
B. Mahon, Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-149-A

ORDER OF DISMISSAL

The petitioners in the above matter have withdrawn the petition in the above matter and the case is dismissed without prejudice.

(Seal of Baltimore County)
Zoning Commissioner of Baltimore County

Date: Nov 19, 1964

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, John A. Mahon, Jr. and Barbara B. Mahon, 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 for a Variance from Section 255.1 with respect to the portions of said property lying within 100 feet of the center line of Ridgely Road and 100 feet from the center line of the Northern Central R.R. easement, which lines form the northern and western boundaries of R-10 and M-6 zones; the intent and purpose being to construct and maintain a service garage and outside storage area 55 feet from the center line of Ridgely Road and the outside storage area 33 feet from the center line of said railroad instead of the required use and area restrictions set forth in said Section 255.1, said variances being more specifically itemized as follows:

- Section 243.1 (2d) - To reduce the 100 foot restriction for M-R. uses to 55 feet from the center line of Ridgely Road (residential zone boundary) and to reduce the 100 foot restriction to 33 feet from the westernmost boundary or center line of the Northern Central R.R. easement (residential zone boundary).
- Section 243.1 - To permit a front building line setback of 25 feet instead of 75 feet from the front property line.
- Section 243.4 - To permit a structure to be located 55 feet from a residential zone line instead of the required 125 feet from the center line of Ridgely Road (residential zone boundary) and to permit said structure to be located 100 feet from the west property line or center line of the Northern Central R.R. easement (residential zone boundary) instead of the required 125 feet; all being of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: November 5, 1964
FROM: George E. Gavrelis, Director

SUBJECT: 65-149-A. Variance to permit 55 feet from the center line of Ridgely Road and 33 feet from the center line of railroad instead of the required 100 feet; to permit a front building line setback of 25 feet instead of the required 75 feet from the front property line; to permit a structure to be located 55 feet from a residential zone line instead of the required 125 feet from the center line of Ridgely Road (residential zone boundary); to permit said structure to be located 100 feet from the west property line or center line of the Northern Central R.R. easement (residential zone boundary) instead of the required 125 feet. Northside of Ridgely Road and the Northern Central Railroad. Being property of John A. Mahon, Jr.

8th District

HEARING: Tuesday, November 17, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variances and has the following advisory comments to make with respect to pertinent planning factors:

- The subject petition requests variances to the dimensional requirements of the M-R zone as required under Section 255.1 of the M-L zone. The planning staff has reviewed the very excellent site plan presented by the petitioner and would offer no adverse comment here if the petition simply involved dimensional variances.
- From a planning viewpoint, the subject property is being proposed to be utilized as a service garage. Section 255.1 requires that the uses within the first 100 feet of an M-L zone abutting a residence zone be limited to those allowed in the M-R zone. A service garage is not among the uses permitted in the M-R zone. Similarly, variances at noted but not to use. Can a service garage be placed on the subject tract closer than 100 feet from the residential zone boundary line and be in compliance with Section 255.1 of the Zoning Regulations?

That said parcel of land is presently zoned M-L which, of itself, would have adequately accommodated the contract purchasers' contemplated use of the property, i.e. a Service Garage for foreign automobiles to be serviced and equipped for operation after overseas shipment, and where body and fender repairs would be made on damaged vehicles; that the subsequently adopted Section 255.1 of the Zoning Regulations and the restrictions thereby imposed for setback of buildings and outside storage are confiscatory in nature in that any building to be constructed on this property under said regulations would be so small as to be practically useless for any M-L purpose; that more than two-thirds of said property would constitute a total waste; that the apparent intention of the County Council of Baltimore County, Maryland, 1961 Legislative Session, in passing Bill No. 56 which created said Section 255.1, was to provide a "buffer strip" between residential areas and a M-L zone, which said buffer strips or zones actually exist between this property and adjacent residential zones by reason of the existence of the Northern Central R.R. easement (66 feet) to the west of said property and the large transformer station operated by the Baltimore Gas and Electric Company on the southerly side of Ridgely Road immediately opposite and to the south of the contemplated improvements on this property; that the pre-existence of said buffer zones thus render the application of Section 255.1 unnecessary with respect to this property.

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

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.

TOWSON VALLEY MOTORS, INC.
BY: [Signature]
Vice President
Contract Purchaser

Clinton F. Pitts, Esq.
Jennifer Building
Towson, Maryland, 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

8th District
Petition for Variances for
John Mahon, located on the N/S
of Ridgely Road & E/S of
Northern Central Railroad

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

OFFICE OF PLANNING & ZONING: The employee parking area as presently laid out is below standards and should be revised prior to submitting plans for a building permit, if the zoning request is granted.

TRAFFIC ENGINEERING: The interior circulation pattern must be laid out to accommodate off street loading and unloading of vehicles.

BUREAU OF ENGINEERING: Will comment at a later date.

No comments from the following Departments:

Board of Education
Health Department
Fire Bureau
Industrial Commission
R & E Commission
Buildings Department
State Roads Commission

If you have any questions, please contact the writer.

cc: Albert Outley-Office of Planning & Zoning
Gilbert Holmes-Traffic
George Hater-Bureau of Engineering

Yours very truly,

James E. Dyer
Chief of Permit and
Petition Processing

Address: 801 North York Road
Towson, Maryland 21204

Address: Ridgely Road
Lutherville, Maryland

Clinton F. Pitts
Petitioner's Attorney

Protestant's Attorney

ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of October, 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 newspaper be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County, in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of November, 1964, at 10:00 o'clock, M.

ZONING COMMISSIONER OF BALTIMORE COUNTY



TELEPHONE 623-3000	INVOICE	BALTIMORE COUNTY, MARYLAND	No. 27584
	OFFICE OF FINANCE		Date 11/17/64
	Division of Collection and Receipts		
	COURT HOUSE		
	TOWSON 4, MARYLAND		
TO: Messrs. Jennifer, Pitts & Almond	MAILED: 1	Zoning Department of Balto. Co.	
Jennifer Building			
Towson, Md. 21204			

DEPOSIT TO ACCOUNT NO. 01-622	SEARCH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$25.00
QUANTITY		COST
Advertising and posting of property for John A. Mahon, Jr.		\$8.10
65-149-A		
1164 6326 * 27584 TIF-		\$8.10

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND			
TELEPHONE 623-3000	INVOICE	BALTIMORE COUNTY, MARYLAND	No. 25369
	OFFICE OF FINANCE		Date 10/2/64
	Division of Collection and Receipts		
	COURT HOUSE		
	TOWSON 4, MARYLAND		
TO: Cash	MAILED: 1	Zoning Department of Balto. Co.	

DEPOSIT TO ACCOUNT NO. 01-622	SEARCH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$25.00
QUANTITY		COST
Petition for Variance for John Mahon		25.00
10-264 6326 * 25369 TIF-		25.00

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.

65-149-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 876 Date of Posting: Oct 31 1964
 Posted for: Variance
 Petitioner: John Mahon, Jr.
 Location of property: 412 Ridgely Rd. - the N.C.R.R. Easement
 Location of Signs: Corner 122 Ridgely Rd.
 Remarks: John G. Rose
 Posted by: John G. Rose Signature Date of return: Nov 3 1964

PETITION FOR A VARIANCE
8TH DISTRICT

ZONING: Petition for a variance to Residential Zone Boundary lines.

LOCATION: North side of Ridgely Road, and the Northern Central Railroad

DATE & TIME: Tuesday, November 17, 1964 at 10:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for a Variance to the Zoning Regulations of Baltimore County to permit 55 feet from the center line of Ridgely Road and 33 feet from the center line of railroad instead of the required 100 feet; and to permit a front building line setback of 25 feet instead of 75 feet from the front property line; and to permit a structure to be located 55 feet from a residential zone line instead of the required 125 feet from the center line of Ridgely Road (residential zone boundary); and to permit said structure to be located 100 feet from the west property line or center line of the Northern Central R.R. easement (residential Zone boundary) instead of the required 125 feet.

The Zoning Regulations to be excepted as follows:

Section 255.1 - 243.1 (211) - 100 feet from a residential zone boundary.

Section 243.1 - Front Yard - 75 feet.

Section 243.1 - Proximity of Structures to Residential Zones - No building or other structure shall be closer than 125 feet at any point to the nearest boundary line of a residential zone.

All that parcel of land in the Eighth District of Baltimore County, Beginning for the same at the intersection formed by the North Right of Way line of Ridgely Road, 30 feet wide and the Eastern Right of Way line of the Northern Central Railroad and running thence binding thereon Northerly 165 feet thence East 280.50 ft. thence South 22° 10' West 173.25 feet to the North side of Ridgely Road, 30 feet wide and thence binding thereon South 89° West 196 feet to the place of beginning.

Subject to a 20 foot right of way with use in common along the 3rd line of this description.

Being the property of John A. Mahon, Jr. and Barbara B. Mahon, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tues. Nov. 17, 1964 at 10:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of
JOHN G. ROSE
Zoning Commissioner of Baltimore County.

Oct. 16,

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 30, 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., ~~and inserted~~ once ~~1 time~~ successive weeks before the 17th day of November 1964, the ~~first~~ publication appearing on the 30th day of October 1964.

THE JEFFERSONIAN,
G. Frank Strickler
Manager.

Cost of Advertisement, \$.....

PETITION FOR A VARIANCE
8TH DISTRICT

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Section 243.1 - Front Yard - 75 feet.

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Hearing Date: Tues. Nov. 17, 1964 at 10:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of

OFFICE OF
The Community Press

DUNDALK, MD., November 1 19 64

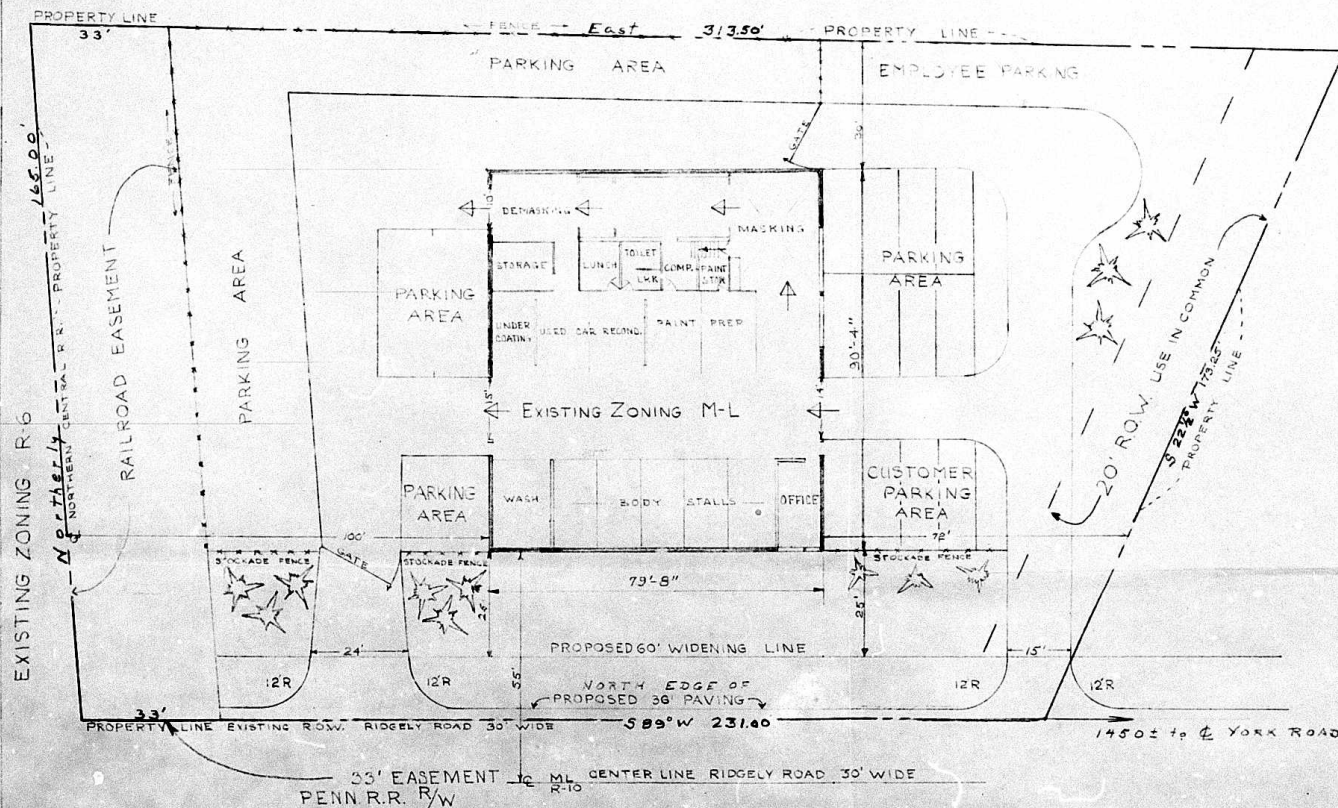
THIS IS TO CERTIFY, that the annexed advertisement of "John A. Mahon, Jr." was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 27th day of October 1964; that is to say, the same was inserted in the issues of 10-28-64

ESTATE OF P. G. STROMBERG,

Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

EXISTING ZONING M-L



EXISTING ZONING B-L



RIDGELY ROAD
8th Election District

NOTE: OUTLINE FROM
DEED TO JOHN A. MAHON JR.-W
SEPT 5, 1960 TBS. 18906164

REVISED
W.H. PRIMROSE & ASSOCIATES
21 W. PENNSYLVANIA AVE. TOWSON 4, MD.
SEPTEMBER 2, 1964
REVISED SEPTEMBER 11, 1964
REVISED SEPT 30, 1964
W.H. Primrose
L.S. # 1231

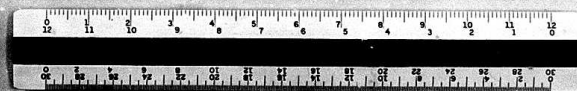
LEGEND

PROPERTY Sq Ft	45,803 sq'
BLDG Sq Ft UNDER ROOF	7,020 sq'
MEZZANINE Sq Ft	1,085 sq'
TOTAL Sq Ft	8,105 sq'
RATIO: 1-6.5	
PARKING FOR 57 CARS	

PLOT PLAN

SCALE: 1" = 20'-0"

EXISTING ZONING R-10



PROPOSED BODY SHOP	
"TOWSON VALLEY MOTORS, INC."	
RIDGELY ROAD @ PENN. R.R.	
BALTIMORE COUNTY, MD.	
IRA C. RIGGER, INC.	SERIES 1-A
BUILDING CONSULTANTS	BRWB
INDUSTRY LANE	A-1
COCKEYSVILLE, MARYLAND	OF 1
DATE: AUG. 17, 64	BY: JMG