PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

LEMOY CONKLIN | legal owners of the property situate in Baltimore

1, or we. ALBERTA it. CONKLIN | legal owners of the property situate in Baltimore

County and which is described in the description and plat attached hereto and made a part hereof.

238.2 to permit a side yard on the North

hereby petition for a Variance from Section 1149 to 12 to 1

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

Business requirements force the addition of temporary structure and due to the contour of the lot and prominity of drainage area, it will be impossible to erect same without this variance. In addition to this, great financial hardship and loss would be occasioned.

See attached Description

| | be posted and advertised a | proceribe | d by Zoning Re | gulations. | |
|-----------------------|---|---------------|-------------------|---------------------------|-------|
| Property is to | be posted and advertised a to pay expenses of above Va | as prescribe | rtising, posting. | etc., upon filing of th | ds |
| I or we, agree t | to pay expenses of above | . t. the ! | roping regulatio | ns and restrictions | of |
| petition, and further | to pay expenses of above Va | ng Law For | Baltimore Coun | ty. | |
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| ************ | Contract purchaser | Albei | rta L. Conk | lin Legal Owner | |
| | Contract parents | | | | |
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| A | 411 | | | re County, Md. | |
| Who | nest down | eny | Baltimo | Protestant's Attorney | v |
| T. Ju | Petitioner's Attorney | 1 | | Protestant's Attorne | * |
| Thomas | I II O C C GW | | | | |
| Address 410 101 | Limore Ave. Towner | , au. | ********* | | |
| Address Fa | (| | | 2nd | day |
| OPDERED BY | The Zoning Commissioner | of Baltimore | e County, this | | |
| ORDERED D | AND CATALOGUE CONTROL OF THE CONTROL OF T | | | | 20 |
| | 196_5, that the | e subject m | atter of this pe | etition be advertised. | ugh. |
| of February | ning Law of Baltimore Cou | nty, in two r | newspapers of ge | neral circulation the Zor | ning |
| required by the 20 | oning Law of Baltimore County, that property be posted | , and that th | e public hearing | be nad before the hor | nore |
| out Baltimore coul | nty, that property be posted Baltimore Comptanin Room | 106, County | | | |
| | | of Harch | | 196_5_, at _1:00_o'c | lock |
| County, on the | 10thay | otMarch | | | |
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| ac di i | - 1 | Zor | ing Commission | ter or Amerindate par | |

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date. February 24, 1965 FROM George E. Gayrelis, Director

SUBJECT. \$65-24)-A. Variance to permit a side yard on the north side of 6 feet instead of the required 30 feet and to permit a side yard on the north side of 6 feet instead of the required 30 feet and to permit a total side yard between two buildings of 2 Inches instead of the required 60 feet, and to permit a combined front and side yard for two separate buildings of 1 foot instead of the required 55 feet. West of York Road 48 feet from the centerline of Linden Terrace. Being the property of W. Leroy Conklin and Alberte L. Caklin.

9th District

HEARING:

Wednesday, March 10, 1965 (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments with regard to planning factors:

- In processing the building application for the present two-story warehouse(Building File \$289-57, Bureau of Land Development), a circulation plan for the subject properties was worked out so as to provide truck entrance on the drive adjoining the Sun Oil Company's property and truck exit on the south drive. For some the Sun Oil Company's property and truck exit on the south drive. For some the Sun Oil Company's property and truck exit on the south drive. For some the Sun Oil Company's property and truck with this plan. A field inspection reveals that the service drives still exist (with less than adequate presentation), but trucks back into the north service drive so as to be able to exit the same way. This maneuvering tends to create extreme congestion on York Road whenever it occurs considerably worsening an already bad traffic situation.
- The subject proposal is totally unacceptable for two reasons: it would completely black the circulation pattern as originally proposed thus removing any chance for alleviating the present condition and it would intensify the use, therefore making the present condition even worse. Business, Roadside use, therefore making the present condition even worse. Susiness, Roadside use, therefore conceived in large part to prevent just the kind of congestion which is occurring here: the yard regulations were to insure that, among other things, adequate intermal circulation area would be provided. Granting of the requested variances would remove not only the substance but the effect of these controls.
- There is no doubt that the topography of the subject tract poses problems. But in our opinion the site is now being used at an intentity already close to its full economic potential within the context of Business Boodside zoning, regardless of topography. Any further intensification of the use must take the public interest into account — something which clearly would not be done under

and it appearing that by reason of the following finding of facts that the variances requested will grant relief to the patitionar without substantial injury to the public health, safety and general welfare of the locality, the following variances should be granted / To parmit a side yard on the north side of f. feet instead of the required 30 feet;
To permit a total side yard between two buildings of 2 inches instead of the required 60 feet; and
To permit a combined front and side yard for two separate buildings of 1 foot instead of the required 65 feet; Variances

, 196 --- that the herein Petition for a Tareness should be and the same is granted, from and rater the date of this order, which permits a side yard on the north side of 6! Instead of the respired 30 feet; To permit a total side yard between two separate buildings of 2º instead of the required 60 feet; and to permit a combined front and side yard for two separate buildings of 1 foot instead of the required 55 feet.

Yard for two separate buildings of 1 foot instead of the required 55 feet.

Zanings Commissions of Sureau of Public Services and Office of Planning 5 Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above pelition

MICROFILMED

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING

TOWSON L, MARYLAND

Variances for side and 3 front yard for W. Larey SUBJECT: Conklin located on the W/E of York Ed h8' N Linden Terrace

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

DEPARTMENT OF PRINTING & LICENSES: The petitioners architect should contact Fr. Louis J. Ennis of the Plans Bowless Department to ascertain if building code requirements would be in conflict with the variances as requested.

TRAFFIC PROTECTION: The existing development patterns permits traffic to circulate to and from Nork Road, if the proposed building is constructed as indicated the truffic flow would be seriously effected and force trucks to back out on Nork Road.

The following members have no comment to offers

Bureau of Engineering Board of Education Office of Flanning and Zoning Industrial Coordination State Ecode Constitution Health Department Fire Bureau

Thomas L. Hennescey, Esq. h10 Baltimore Avenue Baltimore, Maryland 2120h

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ...

...... 196..... that the above Variance be and the same is hereby DENIED.

cc: Mr. Districh-Building Department Mr. Moore-Traffic Engineering

Yours very truly.

JAMES E. DYER Chief of Permit and Petition Processing

DESCRIPTION - CONKLIN PROPERTY 101% York Road Towson 4, Maryland

BEGINNING at a 2 inch by 2 inch wooden hub set on the West of York Road and at the northeast corner of a lot of land owned by Michael Abrams, thence on a line along the land of said Michael Abrams, north 77 degrees West 120.0 feet to an iron pipe set approximately 2 feet northerly from the face of a masonry wall, with the same course North 77 degrees West 44.00 feet to an iron pipe set approximately 2.5 feet Northerly from the face of the aforesaid wall, with the same course North 77 degrees West 45.00 feet to an iron pipe set approximately 3.00 feet Northerly from the face of the aforesaid wall, with the same course, North ?7 degrees West 68.90 feet to an iron pipe now set with the same course, crossing a small stream North 77 degrees West 71.90 feet making a total distance of 349.8 feet to an iron pipe now set on the westernmost bank of the said stream; thence North one degree West 16.5 feet to an iron pipe set, near the confluence of another stream, and at a corner of the American Legion property; thence crossing the first mentioned stream and running along the land of the American Legion the following course and distance, North 88 degrees 03 minutes East 78.34 feet to an iron pipe now set near a two (2) pronged willow tree, with the same course, North 88 degrees 03 minutes East 71.56 feet to an iron pipe set with the same course, North 88 degrees 03 minutes East 46.59 feet to an iron pipe set with the same course, North 88 degrees 03 minutes East 67.78 feet making a total distance of 264.27 feet to an iron pipe now set at a corner of the land of the Sun Oil Company; thence along the land of the said Oil Company South 13 degrees 39 minutes west 67.90 feet to an iron pipe now set in the macedem paving; still along the land of the said Oil Company South 74 degrees East 100.00 feet to a bolt set in the westernmost side of the York Road; thence binding on the said western side of

of the said York Road, South 16 degrees West 12.21 feet to the place of beginning.

Said Place & Bug. also being on the week side of John 28 48 fut noah of the & of Linder Tenoce

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNT

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| QUANTITY | DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE | 100 |
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BATHORE COUNTY, MAYLAND Ma. 28598 OFFICE OF FINANCE COURT HOUSE 5-1065 1565 . 28598 IIP-IMPORTABLE MAKE CHARGE PAYABLE TO BALTIMORE COUNTY, MARYLAND MAR, TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON PLEASE SETUM UPPER SECTION OF THIS BILL WITH YOUR RESISTANCE.

PETITION FOR VARIANCE

ZONING: Petition for Variance for Side and Rear Yards. LOCATION: West of York Road 45 feet from the centerine of Linden Terrace RDNESDAY, MARCH 10, 1985 at 1:00 P.M. PUBLICH HEARING: Room 108, County Office Building, 111 W. Chesapoake 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 Variance to the Scaning Regulations of Baltimere County to permit a side yard on the north side of 5 feet instead of the required 30 feet and to permit a total side yard between two buildings of 2 inches inational of the required 30 feet; and to permit a combined front and side yard for two separate buildings of 1 foot instead of the required 35 feet.

The Zoning Regulation to be excepted as follows:

Section 235.2-Side and Rear Yard-30 feet Section 235.1-Front Yard-25 feet Section 232,8 Rear Yard 30

All that parcel of land in the Ninth District of Baltimore

Beginning at a 2 lach by 2 inch wooden has not on the West side of York Road and at the southeast corner of a 10t of Isad owned by Michael and the southeast corner of a 10t of Isad owned by Michael along the land of and Michael 120.0 feet to an iron pipe set approximately 2.5 feet Northerly from the face of the aforesaid wall, with the same course North Tridegrees West 45.00 feet to an iron pipe set approximately 3.00 feet Northerly from the face of the aforesaid wall, with the same course North Tridegrees West 68.00 feet to a 10t pipe set approximately 3.00 feet Northerly from the face of the aforesaid wall, with the same course, North Tridegrees West 68.00 feet the same course, crossing a small stream North Tridegrees West 68.00 feet to be aforesaid wall, when the same course, the confluence of 349.5 feet to an iron pipe set, near the confluence of another stream, and at a corner of the American Legion the following course and distance, North 85 degrees 03 minutes East 17.36 feet to an iron pipe now set, near a two (2) proaged willow tree, with the same course, North 55 degrees 03 minutes East 17.36 feet to an iron pipe now met at a corner of the land degrees 03 minutes East 17.36 feet to an iron pipe now act at a corner of the land of the Sam Oll Company shence along the land of the said Oll Company thence along the land of the said Oll Company thence along the land of the said Oll Company thence along the land of the said Oll Company thence along the land of the said Oll Company thence along the land of the said Oll Company thence along the land of the said Oll Company thence along the land of the said Oll Company thence along the land of the said Oll Company thence along the land of the said Oll Company thence along the land of the said Oll Company thence along the land of the said Oll Company thence along the land oll the said Oll Company thence along the la

land of the said Oil Company South 74 degrees East 100,00 feet to a bolt set in the westernmost side of the York Road; thence binding on the said western side of the said York Road, South 16 degrees West 12,21 feet to the place of beginning.

Being the property of W. Leroy Conklin and Alberta L. Conklin, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, March 10, 1985 at 1:00 P.M. Public Hearing: Room 105, County Office Building, 111 W. Chesspeake Avenue, Towson, Maryland. By Order Of John G. Rose

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. February 18, 19 55

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of One successive weeks before the 10th 10th 1955, the first publication appearing on the 18th day of Pebruary 1965.

Cost of Advertis

Purchase Order A7009

Requisition No. F2630

Marta Managet John M. Hartin

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Being the property of W. Lev. Conhills and Alberta L. Conhiller, abown an plat plan filed with the Soning Department. Hearing Date: Wednesday, Mar-10, 1965 at 1:00 P.M.

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

THIS IS TO CERTIF's, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 2000cc in conditions of the later of t

L. Leank Structor

Cost of Advertisement, \$.....

NO PLAT IN THIS FOLDER

MICROFILM --