

65-277-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Vincent
I, or we, Vincent Polivinski, 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 255. To permit a side yard on the south side of 20 feet instead of the required 30 feet and to permit a rear yard on the west side of 7 feet instead of the required 30 feet.

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

A permanent structure is needed and due to the contour of the lot, 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

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

Contract purchaser Vincent Polivinski Legal Owner
Address 711 Stearns Road, Towson, Maryland 21204

Protestant's Attorney
Address Thomas L. Hennessey, Esq., 410 Baltimore Ave., Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of March, 1965, 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 106, County Office Building in Towson, Baltimore County, on the 12th day of April, 1965, at 2:00 o'clock P. M.

John G. Rose
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts of hardship above

the above Variance should be had; and it is further appearing that by reason of

to permit a side yard on the south side of 20 feet instead of the required 30 feet; and to permit a rear yard on the west side of 7 feet instead of the required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12 day of April, 1965, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a side yard on the south side of 20 feet instead of the required 30 feet; and to permit a rear yard on the west side of 7 feet instead of the required 30 feet.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12 day of April, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

DESCRIPTION OF LOT IN TITANIUM INDUSTRIAL PARK

BEGINNING for the same on the westernmost edge of the proposed extension of Greenspring Drive (60' wide) said point of beginning being 584°42'05"W 30.00' from a point in the 3rd or 198.76' line of the land which by deed dated March 21, 1962 and recorded among the Land Records of Baltimore County in Liber WJR 3997, Folio 78, was conveyed by Crowther, Inc., to F. Christian Anderson et al, and at a distance on said 3rd line of 52.22' from the beginning thereof, running thence from the point of beginning and binding on the westernmost edge of proposed Greenspring Drive the three following courses and distances: (1) by a curve to the right with a radius of 699.94' for a distance of 140.51' (the chord of said arc being 50°27'23"W 140.26'); (2) S6°12'40"W 69.87'; (3) by a curve to the right with a radius of 1370' for a distance of 111.60' (the chord of said arc being 68°33'56"W 111.76') thence leaving the aforesaid proposed road and running for lines of division the three following courses and distances, as now surveyed; (1) S80°31'45"W 190.10'; (2) N4°11'10"E 320.79'; (3) N80°31'48"E 200.00' to the place of beginning.

CONTAINING 1.474 acres of land more or less.

BEING part of the land which by deed dated March 21, 1962 and recorded among the Land Records of Baltimore County in Liber WJR 3997, Folio 78, was conveyed by Crowther, Inc., to F. Christian Anderson et al.

Said beginning being 2250 feet from the intersection of Titanium Road and Greenspring Drive.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

Thomas L. Hennessey
410 Baltimore Avenue
Towson, Maryland 21204

Side & rear yard variances for Vincent Polivinski, located 2250 feet from the intersection of Titanium Road and Greenspring Drive, 8th District

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

OFFICE OF PLANNING AND ZONING: The parking layout as indicated will not work and should be revised in the event that the variance is granted. It is suggested, that the petitioner's engineer contact Mr. Howell of this office prior to the filing for a building permit.

The following members had no comment to offer:

Bureau of Engineering
Board of Education
Health Department
Industrial Commission
Traffic Department
Buildings Department
State Roads Commission
Fire Department

cc: Albert Quish: Office of Planning and Zoning

Yours very truly,

JAMES E. DYER
Chief of Permit and
Petition Processing

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8TH Date of Posting March 27, 1965
Posted for: Variance
Petitioner: Vincent Polivinski
Location of property: 2250' from Intersection of Titanium Rd. & Greenspring Dr.
Location of Signs: N/S Greenspring Rd. 2250' S of Titanium Rd.
Remarks: JS Rose
Posted by: JS Rose Signature Date of return: April 1, 1965

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 26, 1965
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of 1 time successive weeks before the 12th day of April, 1965, the first publication appearing on the 26th day of March, 1965.

THE JEFFERSONIAN,
L. L. Smith, Jr.
Manager.

Cost of Advertisement, \$...

Thomas L. Hennessey, Esq.
410 Baltimore Ave.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this 2nd day of March, 1965.

Owners Name: Vincent Polivinski
Reviewed by: James E. Dyer

JOHN G. ROSE
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Director Date: March 31, 1965
FROM: George E. Gavrells, Director

SUBJECT: Petition # 65-277-A. Variance to permit a side yard on the south side of 20 feet instead of the required 30 feet, and to permit a rear yard on the west side of 7 feet instead of the required 30 feet. Beginning 2,250 feet from the intersection of Titanium Road and Greenspring Drive. Being the property of Vincent Polivinski.

8th District

HEARINGS: Monday, April 12, 1965 (2:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comment:

The Planning staff is unable to comment on the allegations of practical hardship or difficulty which might justify the variances requested. The site plan presented with the petition is inadequate in that it does not provide for parking and interior circulation in a workable manner.

TELEPHONE
833-5000

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

No. 28679

DATE 4/6/65

TO: Thomas L. Hennessey, Esq.
410 Baltimore Ave.
Towson, Md. 21204

Bill to Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for Vincent Polivinski	66.00
1	65-277-A	66.00
1	4-665 3019 • 28679 TTP-	66.00

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.

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

No. 28625

DATE 3/26/65

TO: Mr. John G. Rose, Zoning Director
111 W. Chesapeake Avenue
Towson, Md.

Bill to Zoning Department of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Variance for Vincent Polivinski	25.00
1	65-277-A	25.00
1	3-2245 2194 • 28625 TTP-	25.00

**PETITION FOR
A VARIANCE**

8th DISTRICT

ZONING: Petition for a Variance for a side and rear yard.
LOCATION: Beginning 2286 feet from the intersection of Timonium Road and Green-spring Drive.
DATE & TIME: MONDAY, APRIL 12, 1965 at 2:00 p.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 a side yard on the south side of 20 feet instead of the required 30 feet; and to permit a rear yard on the west side of 7 feet instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:

Section 255-(235.2) Side & Rear Yard-30 feet.

All that parcel of land in the Eighth District of Baltimore County.

Beginning for the same on the westernmost edge of the proposed extension of Green-spring Drive (60 feet wide) said point of beginning being South 84 degrees 42 minutes 05 seconds West 30.00 feet from a point in the 3rd or 198.76 foot line of the land which by deed dated March 21, 1962 and recorded among the Land Records of Baltimore County in Liber WJR 3997, Folio 78, was conveyed by Crowther, Inc., to F. Christian Anderson et al, and at a distance on said 3rd line of 52.22 feet from the beginning thereof, running thence from the point of beginning and binding on the westernmost edge of proposed Green-spring Drive the three following courses and distances: (1) by a curve to the right with a radius of 699.94 feet for a distance of 140.51 feet (the chord of said arc being South 0 degrees 27 minutes 23 seconds West 140.26 feet); (2) South 6 degrees 12 minutes 40 seconds West 69.57 feet (3) by a curve to the right with a radius of 1370 feet for a distance of 111.80 feet (the chord of said arc being South 8 degrees 33 minutes 56 seconds West 111.76 feet) thence leaving the aforesaid proposed road and running for lines of division the three following courses and distances, as now surveyed; (1) South 80 degrees 31 minutes 48 seconds West 198.10 feet; (2) North 4 degrees 11 minutes 10 seconds East 320.79 feet; (3) North 80 degrees 31 minutes 43 seconds East 200.00 feet to the place of beginning.

Containing 1.474 acres of land more or less.

Being part of the land which by deed dated March 21, 1962 and recorded among the Land Records of Baltimore County in Liber WJR 3997, Folio 78, was conveyed by Crowther, Inc., to F. Christian Anderson et al.

Said beginning being 2250 feet from the intersection of Timonium Road and Green-spring Drive.

Being the property of Vincent Polvinale and Annie Polvinale as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, April 12, 1965 at 2:00 p.m.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of
John G. Rose
Zoning Commissioner Of
Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. March 24, 1965

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 12th day of April, 1965, the first publication appearing on the 25th day of March, 1965.

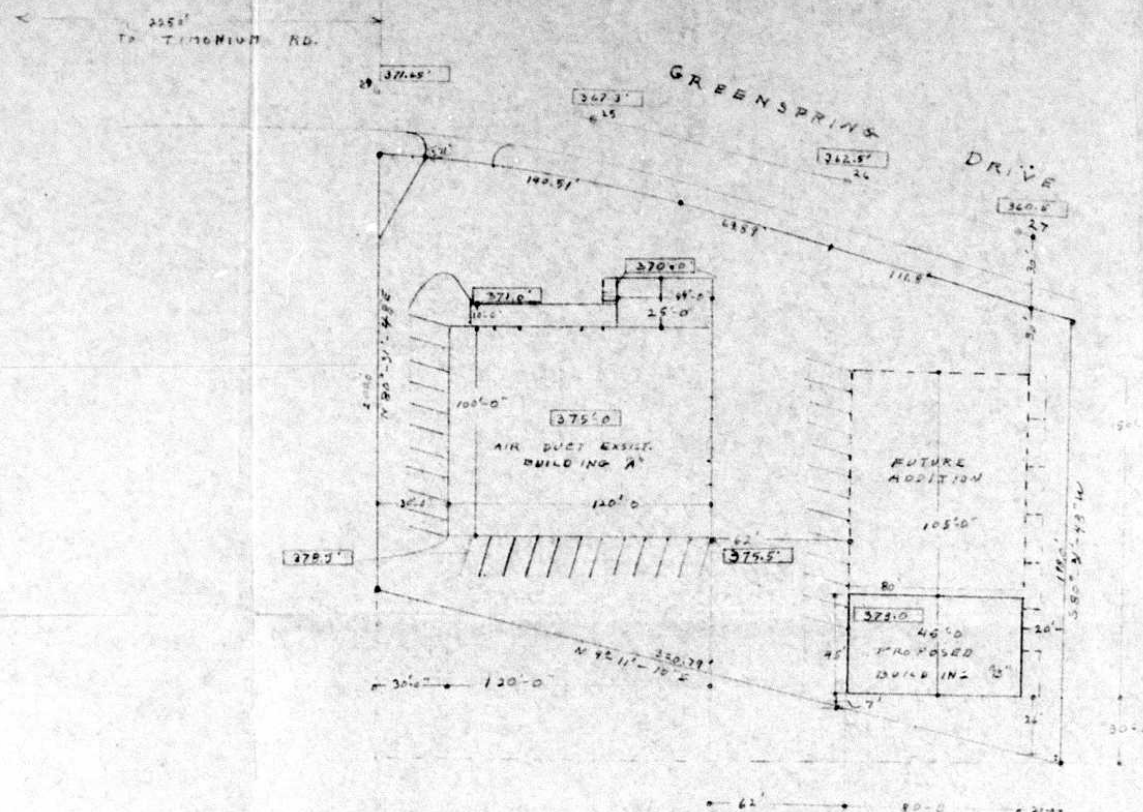
THE TIMES,

John M. Martin
Manager.

John M. Martin

Cost of Advertisement, \$32.50

**Purchase Order A8038
Requisition No. F2672**



SITE PLAN 1"=50'

BUILDING A 26 EMPLOYEES
 BUILDING B 10 EMPLOYEES
 41 PARKING SPACES
 REF. TIMONIUM INDUSTRIAL ESTATES
 FILE C 2241 PLAN 1/1/63

NEW BUILDING
 FOR
 AIR DUCT CONTRACTORS INC.
 1930 GREENSPRING DRIVE BALTO. CO. MD.

DESIGN CONDITIONS			CONSTRUCTION DETAILS		U FACTOR BTUH/TF	THIS SYSTEM GUARANTEED TO PRODUCE DESIGN CONDITIONS. IT WILL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MINIMUM PROPERTY REQUIREMENTS OF FEDERAL HOUSING ADMINISTRATION AND VETERANS ADMINISTRATION.		AIR DUCT CONTRACTORS 6122 BELAIR ROAD BALTIMORE 6, MD.	
	SUMMER	WINTER	WALL	FLOOR				SITE PLAN 1930 GREENSPRING DRIVE TIMONIUM MD. REV 5/19/63	
OUTSIDE TEMP.			CEILING			BY _____ V.P.	7458 1"=50'-0"	B 705	2/1/65 1022
INSIDE TEMP.			WINDOW						
CALCULATED LOAD			NOTE: TO CONTRACTOR, ARCHITECT, ETC.—VERIFY ALL DIMENSIONS, SPECIFICATIONS SHOWN ABOVE AND ON DATA SHEET IF THIS REVEALS ANY VARIATION, RETURN PLAN FOR REVISION.						
UNIT SPECIFIED									
INPUT									
OUTPUT									

