

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Dale H. Peak & Elsie E. Peak, 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,

hereby petition for a Variance from Section 253.2 (238.2) Side Yard setback from 20' to

25' from Section 253.5 (238.5) Setback of Structure to Residential Zone from 125'

to 12' on side yard and 21' on rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Hardship due to irregular shape of lot.

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.

Dale H. Peak
Dale H. Peak
Jefferson High - Contract purchaser
VA 3-4840
Address: P.O. Box 188
Cockeysville, Maryland

Elsie E. Peak
Elsie E. Peak
Legal Owner
Address: Wight Avenue
Cockeysville, Maryland

Petitioner's Attorney
Address

Protestant's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of April 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of June 1965 at 1:00 o'clock P.M.

[Signature]
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...

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

a Variance to permit a side yard of 25 feet instead of the required 20 feet; and to permit 12 feet on side yard and 21 feet on rear yard instead of the required 125 feet; subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of June 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 of 25 feet instead of the required 20 feet; and to permit 12 feet on side yard and 21 feet on rear yard instead of the required 125 feet, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

[Signature]
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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of June 1965, that the above Variance be and the same is hereby DENIED.

of June 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Dale H. Peak & Elsie E. Peak, 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, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-20 zone to an M-L zone; for the following reasons:

Required re-zoning for industrial use of land.

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:

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 for Baltimore County.

Dale H. Peak
Dale H. Peak
Jefferson High - Contract purchaser
VA 3-4840
Address: P.O. Box 188
Cockeysville, Maryland

Elsie E. Peak
Elsie E. Peak
Legal Owner
Address: Wight Avenue
Cockeysville, Maryland

Petitioner's Attorney
Address

Protestant's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of April 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of June 1965 at 1:00 o'clock P.M.

[Signature]
Zoning Commissioner of Baltimore County

[Circular Stamp]
OFFICE OF PLANNING & ZONING

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

the above Re-classification should be had; and it further appearing that by reason of...

a Special Exception for a... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of June 1965, that the herein described property or area should be and the same is hereby reclassified, from a R-20 zone to an M-L zone; and the same is hereby 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.

[Signature]
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 above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of June 1965, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a R-20 zone; and/or the Special Exception for... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

WATZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
1009 Connell Ridge Rd. - Baltimore, Maryland 21204
623 - 0900

DESCRIPTION

0.54 ACRE PARCEL, N.E. CORNER BEAVER DAM ROAD AND WIGHT AVENUE - EIGHTH ELECTION

DISTRICT, BALTIMORE COUNTY, MARYLAND

Existing Zoning R-20

Proposed Zoning M-L

Beginning for the same at a point in the center of Wight Ave., at a point on the North side of Beaver Dam Road distant 2400' Easterly from the Baltimore-Harrisburg Expressway, said point of beginning also being at the beginning of the eighth line of the parcel of land described in a deed from Williamson to James R. Peak Construction Company and running thence with and binding on said eighth line and binding on a part of the ninth line of said parcel of land the two following courses and distances viz: (1) North 32 degrees 09 minutes East 165.14 feet and (2) North 52 degrees 40 minutes East 178.31 feet, thence leaving said outlines and running for a line of division South 88 degrees 03 minutes West 237.96 feet to the center of said Wight Avenue and to intersect the seventh line of the aforesaid parcel of aforesaid parcel of land and thence running with and binding on a part of said seventh line and binding in the center of said Avenue with the right and use thereof in common with other, entitled thereto South 1 degree 57 minutes East 240 feet to the place of beginning. Containing 0.54 of an acre of land more or less.

WATZ, CHILDS & ASSOCIATES, INC.

1009 Connell Ridge Rd. - Towson, Md 21204

Page Two.

Being a part of a parcel of land which by a deed dated June 7, 1951 and recorded among the Land Records at Baltimore County in Liber C.L.B. No. 1975, folio 393 was conveyed by Otis Harold Williamson and wife to James R. Peak Construction Company.

RWB:img

J. W. 65033

Apr. 12, 1965



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner
FROM: Mr. H. B. Staab, Zoning Advisory Hearing
SUBJECT: April 21, 1965 - Item #1

Date: April 22, 1965



Since the adoption of the 8th Election District Zoning Map in 1955 approximately 500 acres of land in the corridor between the Harrisburg Expressway and York Road, south of Shawan Road, have been reclassified for industrial use. The subject parcel is located in this industrial corridor and the Office of Planning has indicated that this entire area should be used for industrial development.

The subject parcel is part of the land being assembled for expansion of the industrial park and the Industrial Development Commission recommends that the reclassification for industrial use be granted.

[Signature]
H. B. STAAB, Director
Industrial Development
Commission

HBS:GCH:cm

BALTIMORE COUNTY, MARYLAND

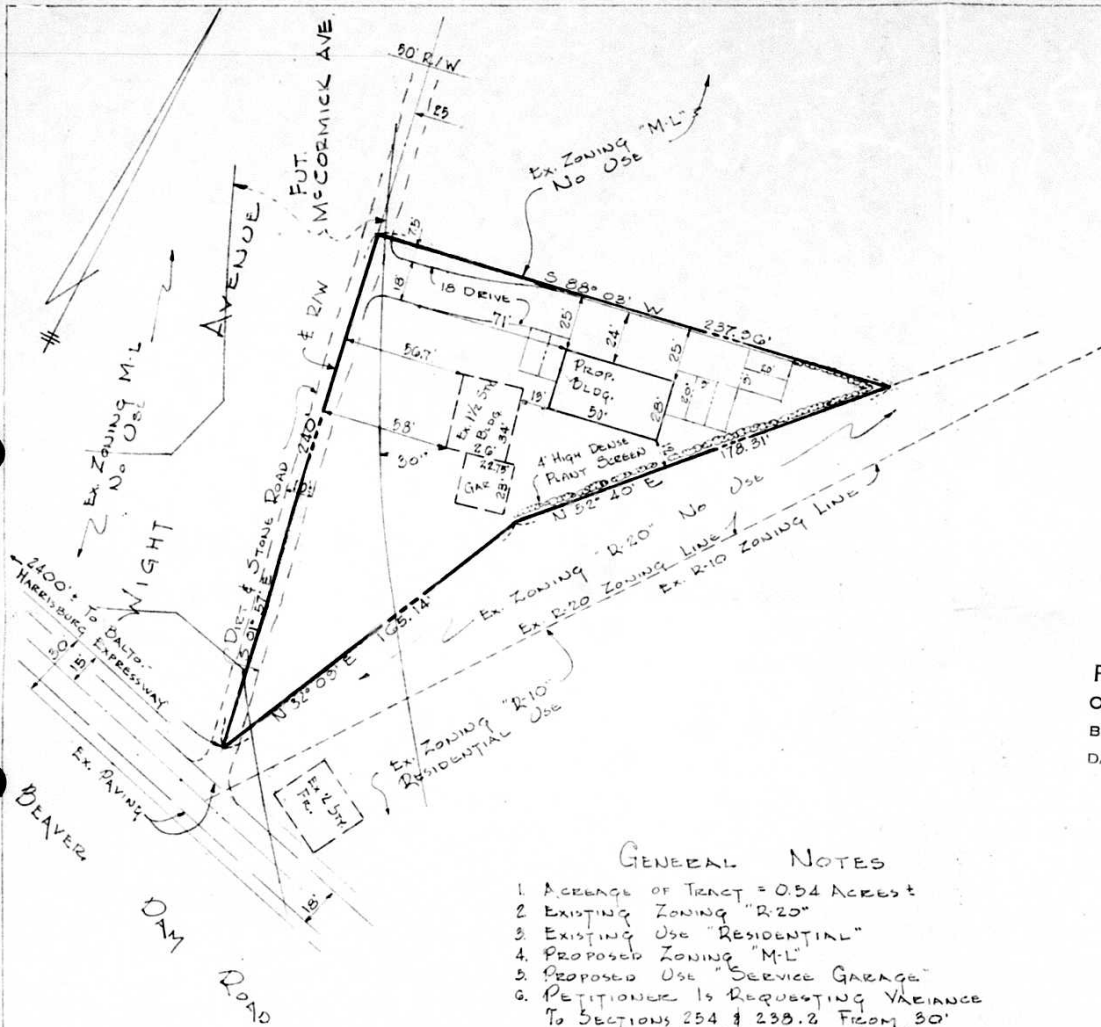
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Gavrelis, Director of Planning
SUBJECT: Petition No. 65-351-RA, "R-20 to M-L Zone and Variance to permit side yard of 25 feet instead of the required 30 feet; and to permit 12 feet on side yard and 21 feet on rear yard instead of the required 125 feet. North side of Beaver Dam Road 2400 feet East of Baltimore Harrisburg Expressway. Being the property of Dale H. Peak and Elsie E. Peak"

Date: May 26, 1965

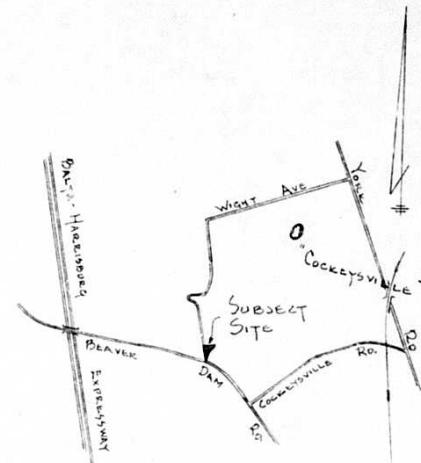
8th District
HEARING: Monday, June 7, 1965 (1:00 P.M.)
The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comment:
The subject reclassification is in accord with the recommendations of the Comprehensive Guideline proposed by the staff and the Planning Board.

Cost of Advertisement, \$29.50
Purchase Order B0360
Requisition No. P461



GENERAL NOTES

1. ACREAGE OF TRACT = 0.54 ACRES
2. EXISTING ZONING "R-20"
3. EXISTING USE "RESIDENTIAL"
4. PROPOSED ZONING "M-L"
5. PROPOSED USE "SERVICE GARAGE"
6. PETITIONER IS REQUESTING VARIANCE TO SECTIONS 254 & 238.2 FROM 30' TO 25' & 12' AS SHOWN ON THIS PLAN
7. AREA OF PROPOSED BUILDING 1400 SQ. FT.
8. EXISTING BUILDING ON TRACT TO REMAIN
9. PROPOSED OFF-STREET PARKING (30' x 20') = 7 UNITS



LOCATION PLAN
SCALE: 1"=2000'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: *[Signature]*

File # 65-351
Approved Plan
7/19/65

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION & YARD VARIANCES
OF PROPERTY
VICINITY
WIGHT AVE. & BEAVER DAM ROAD
ELECTION DISTRICT 8
SCALE: 1"=50'

BALTIMORE CO., MD.
APRIL 12, 1965
REV. JULY 16, 1965

MATZ, CHILDS & ASSOCIATES			
1020 BOWWELL BRIDGE ROAD			
BALTIMORE, MARYLAND 21204			
FILE NO.	DRAWN BY	TRACED BY	CHECKED BY
65033	RLS		PL

