

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, H. Klaff & Company, Inc., 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 258, 238.2, To permit a rear yard of 0' along the N 66° - 20' - 22" E R. and a side yard of 0' along the N 10° - 47' W R. instead of the required 30' (warehouse).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Also to permit a rear yard of 0' along the N 10° - 47' W R. and a side yard of 0' along the S 64° - 35' W R. instead of the required 30' (garage) Also to permit a side yard of 0' along the S 64° - 35' W R. instead of the required 30' (office) Also to permit crane structure to be located within 0' of the N 66° - 20' - 22" E and S 64° - 35' W instead of the required 30'

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 of Baltimore County.

Contact purchaser
Address
Legal Owner
Address
Petitioner's Attorney
Address
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of June, 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 July, 1965, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Zoning Commissioner
FROM: Mr. H. B. Staab, Zoning Advisory Committee
SUBJECT: Meeting - June 1, 1965
Item #2: Property Owner - H. Klaff & Company, Inc.
Location: NE/S Rolling Road off Eastern Avenue

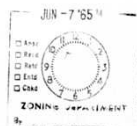
The subject parcel is located in the center of a large industrially zoned area between a railroad and a steel plant. The proposed operation requires the use of large overhead gantry cranes which span the entire width of the site.

The use of the side yards in this operation is required due to the contour of the site.

The Industrial Development Commission recommends that this variance be granted.

H. B. STAAB, Director
Industrial Development Commission

GCH:HBS:clm



RE: PETITION FOR VARIANCES TO Sections 258 and 238.2 of Zoning Regulations - Property Seg. at Intersection of Eastern Ave. & Rolling Mill Road, 15th Dist., H. Klaff & Co., Petitioner, BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY No. 66-B-A

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 that strict compliance with Sections 258 and 238.2 of the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variances would give relief without substantial injury to the public health, safety, or general welfare of the locality involved, the following variances should be granted:

- To permit a rear yard of zero feet along the north 66° 20' 22" east property line and a side yard of zero feet along the north 10° 47' west property line instead of the required 30 feet for warehouse.
- To permit a rear yard of zero feet along the south 64° 35' west property line instead of the required 30 feet for garage.
- To permit a side yard of zero feet along the south 64° 35' west property line instead of the required 30 feet for office.
- To permit crane structure to be located within zero feet of the north 66° 20' 22" east and south 64° 35' west instead of the required 30 feet.

It is this 1st day of July, 1965, by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition for the above variances should be and the same is granted, from and after the date of this order, subject to approval of the site plan for the development of said property by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

PLOT DESCRIPTION TO ACCOMPANY PETITION FOR ZONING VARIANCE FOR H. KLAFF & COMPANY, INC. SCRAP METAL PROCESSING PLANT CANTON SITE

Beginning at intersection of Eastern Avenue and Rolling Mill Road, approximately 2,500 feet north; hence beginning 180 feet north from north edge of Rolling Mill Road, at a distance of 249.80 feet NW 10° - 47'; thence distance of 1,046.52 feet NE 66° - 20' - 22"; thence 39.15 feet SE 27° - 35'; thence for a distance of 157.67 feet SE 20° - 14'; thence for a distance of 1,149.89 feet SW 64° - 35'.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

June 1, 1965

A. Owen Homan, Jr., Esq.
Jefferson Building
Towson, Maryland 21204

Dear Sir:

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

BUREAU OF ENGINEERING:

Utilities: Water - Existing 12" water in Rolling Mill Road
Sewer - Existing 8" sewer in Rolling Mill Road
Adequacy of existing utilities to be determined by developer or his engineer.
Storm Drains - A storm drain system exists south of this site in Rolling Mill Road. Rolling Mill Road is to be developed as a minimum 16' curb and gutter road on 70' right of way.

INDUSTRIAL DEVELOPMENT COMMISSION: See attached comments.
FIRE DEPARTMENT: Plans review. See attached comments.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or drawings of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning ten (10) days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Bureau of Traffic Engineering
Office of Planning and Zoning
Board of Mounting
State Roads Commission
Building Department
Health Department

Yours very truly,

cc: Mr. C. Brown, Bur. of Eng.
Mr. G. Hall, Ind. Dev. Com.
Ident. Morris, Fire Bur.

James S. Hays
Petition and Permit Processing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. George E. Gavett, Director
SUBJECT: Petition No. 66-B-A. "Variance to permit a rear yard of zero feet along the north 66 degrees 20 minutes 22 seconds East property line and a side yard of zero feet along the North 1 degree 47 minutes west property line instead of the required 30 feet for the warehouse; to permit a rear yard of zero feet along the North 1 degree 47 minutes west property line and a side yard of zero feet along the South 64 degrees 35 minutes West property line instead of the required 30 feet for the garages; to permit a side yard of zero feet along the South 64 degrees 35 minutes West property line instead of the required 30 feet for the Office. Also to permit crane structure to be located within zero feet of the North 66 degrees 20 minutes 22 seconds East and South 64 degrees 35 minutes West instead of the required 30 feet. Beginning at intersection of Eastern Avenue and Rolling Mill Road, approximately 2500 feet. Being the property of H. Klaff and Company, Inc.

15th District

HEARING: Wednesday, July 7, 1965 (1:00 p.m.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Lyer, Chairman
Zoning Advisory Committee
FROM: Mr. Charles F. Morris, Sr.
Fire Bureau Plans Review
SUBJECT: Property Owner - H. Klaff & Co., Inc.
Location: NE/S Rolling Road off Eastern Avenue
District: 15th
Present Zoning: N.H.
Proposed Zoning: Petition for variance from Section 258, 238.2
Acres: 5.38

This site shall comply to all regulations of the Fire Bureau of Baltimore County, for junk yards.

CH:tas

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 1st day of June, 1965

Owners Name: H. Klaff & Co., Inc.

Reviewed by James S. Hays

JOHN G. ROSE
Zoning Commissioner

TELEPHONE
883-3000

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

No. 30684

DATE 6/15/65

TO: A. Owen Homan, Jr., Esq.
405 Jefferson Building
Towson, Md. 21204
BILLED Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
66-622			\$25.00
		Petition for Variance for H. Klaff & Co., Inc.	25.00
		66-B-A	
		6-1665 7116 • 30684 TIP-	2500

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.

PETITION FOR A VARIANCE
10th DISTRICT
ZONING: Petition for Variance
 for side, rear yards.
LOCATION: Beginning at intersection of Eastern Avenue and Rolling Mill Road, approximately 2,500 feet.
DATE & TIME: Wednesday, July 7, 1965 at 1:00 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 Board of Zoning Appeals, do hereby certify that the following is a true and correct copy of the petition for a variance as filed with the Zoning Department on June 15, 1965.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 18, 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 7th day of July, 1965, the first publication appearing on the 15th day of June 1965.

THE JEFFERSONIAN,

Cost of Advertisement, \$.....

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CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., June 16, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "H. Klaff & Co., Inc." was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 15th day of June 1965; that is to say, the same was inserted in the issues of 6-16-65

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

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THE JEFFERSONIAN,

G. Leach
 Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING **ZONING DEPARTMENT OF BALTIMORE COUNTY** Towson, Maryland

District 15th Date of Posting 6-17-65

Posted for HARRY WOLF, July 7-65 AT 1:00 P.M.

Petitioner: H. Klaff & Co., Inc.

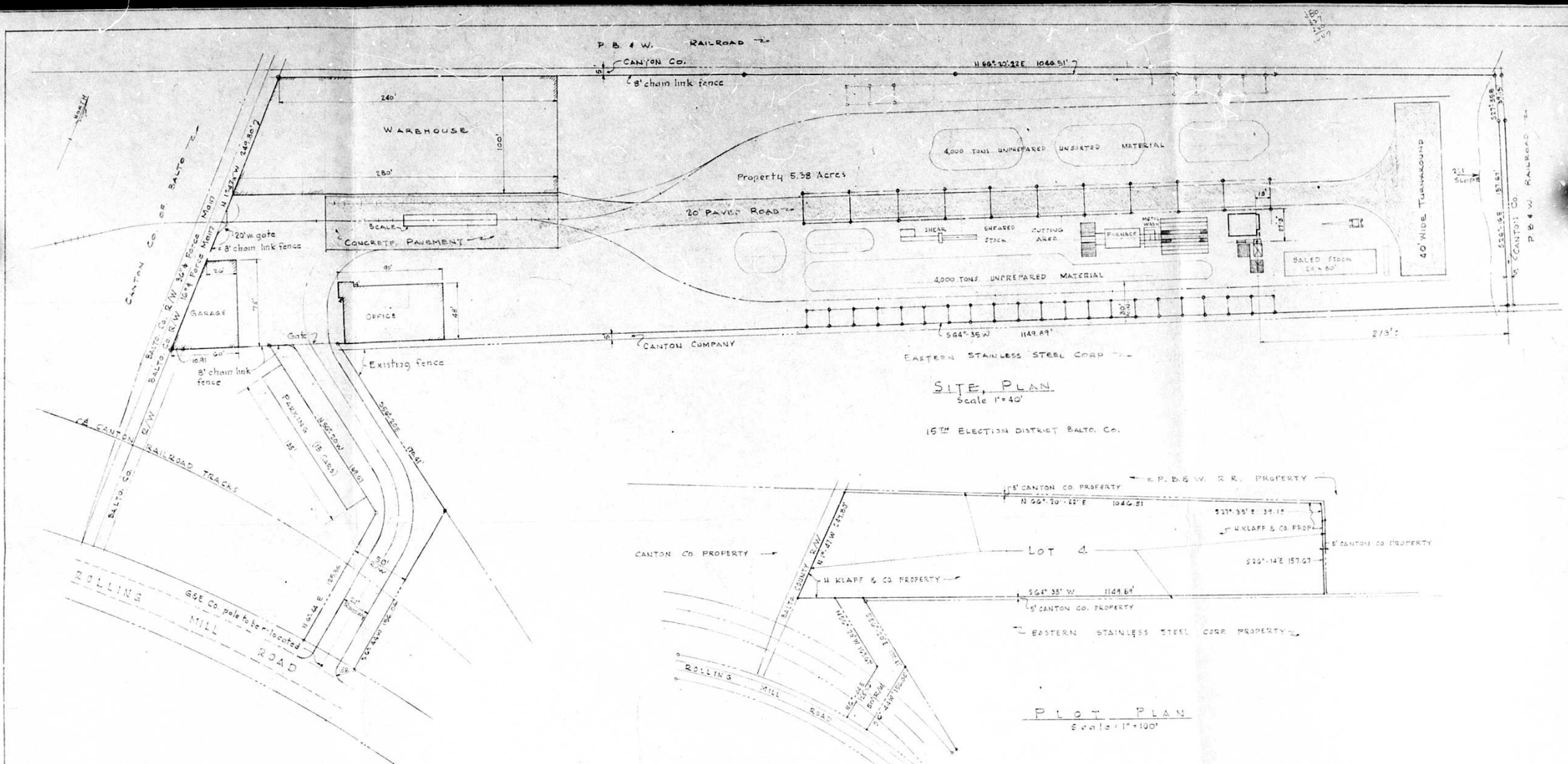
Location of property: 2nd St. intersection of Eastern Ave. & Rolling Mill Rd. approx. 2,500 ft.

Location of Sign: On 2nd St. approx. 1/2 mile south of Eastern Ave. & Rolling Mill Rd. approx. 2,500 ft.

Remarks: Signs are to be placed on property of H. Klaff & Co., Inc. at the intersection of Eastern Ave. & Rolling Mill Rd. approx. 2,500 ft.

Posted by Robertson Date of return 6-24-65

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 31952 DATE 7/9/65
A. Owen Thompson, Jr., Esq. TO: Jefferson Building Towson, Md. 21204		BILL TO: Zoning Dept., of Balto. Co.
DEPOSIT TO ACCOUNT 27 QUANTITY 61-652	Advertisent and posting of property for H. Klaff & Co. 616-3-A	TOTAL AMOUNT \$49.40
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.		1-240 8501 = 31952 TIF- 4940



NOTES:

1. There will be no burning of any fuel or any other type of merchandises.
2. The yard will not be operated after 5pm on weekdays except when unforeseen difficulties would create hardships and there will be no operation on Sundays.
3. There will be no processing of used automobile and/or truck bodies.
4. 45 Employees.

PROJECT
H. KLAFF & CO. INC.
CANTON PLANT

SITE PLAN

REVISED 5-7-65 O.F.
APPROVED BY:
H. KLAFF & CO. INC.

GREEN ASSOCIATES INC.
CONSULTING ENGINEERS
BALTIMORE, MD.

DRAWN: RGL
DATE: 3/23/65
DRAWING NO. P-2

