PETITION FOR ZONING RE-CLASSIFICATION #LL-CARRA AND/OR SPECIAL EXCEPTION and VARJANCES

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

lpor we. W.E. S. R.G. Biddlastadtlegal owner. S of the property situate in Baltimore Map county and which is described in the description and plat attached hereto and made a part hereof hereby , etition (1) that the zoning status of the herein described property be re-classified, pursuant PRINT

PARCEL "A" From R-6 and B.D. to M.L. with a variance from Sec. 255 (288.1, 218.2) and Sec. 253.4 (255.1, 24.1, 243.2, 243.3, 243.4, 243.3 and 248.1) to permit 0' side, rear and front yard set-backs instead of the required. 25° and 25° side and rear yard set-backs, and the 100° and 125° set-310. backs from residence zones respectively.

PARCEL "B" From B.L. to B.R.

Because of error in the original zoning and the present zoning denies the owners the reasonable use of their property.

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 ... Parcel "B" as a Contractor's Equipment Storage Yard

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

L. 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 Baltin

Contract purchaser

Paul J. Paelay Petitioner's Attorney Protestant's Attorney

Address 203 Courtland Avenue Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____27.th ______day

..., 196.5., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning er of Baltimore County in Room 106, County Office Building in Towson, Baltimore 196.5 .. at LQ:QQ.o'clock

...A. M.



Gree

B. J. Madella tackl

Address Sparks, Maryland

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner Date August 23, 1965

FROM George E. Gavrelis

SUBJECT 66-64-RXA. "Parcel "A" from R-6 and B.L. to M.L. Zone, Parcel "B" from R-6 to B.L. to B.R., Petition for Special Exception for Contractor's from R-6 to B.L. to B.R., Fettinot for special exception nor controctors Equipment Storage Yard, Vorince to permit zero side, reer, and front yard setbacks instead of the required 25 feet and 30 feet; to permit zero set bod from residential property instead of the required 100 feet and 125 feet. South side of Spark Boad 9 feet from the east right of way of the Northeria Central Railroad. Being the property of W.F. and B. G. Middlestrad:

10th District

HEARING: Thursday, September 9, 1965 (10:00) A.M.

The planning staff of the Office of Planning and Zoning has reviewed the subject petition

- 1. From a planning viewpoint the precise future status of the area in which he ubject properly lies is not yet clear. Suddes to date an orientation of the area in which the ubject properly lies is not yet clear. Suddes to date do not indicate that industrial use potentials should be established at this location. Our present view is that industrial load in the northern part of the County should be highway- rather than railroad-oriented.
- With regard to the porcel proposed for Sutiness, Rogdside zonling, we have further question. There is no doubt that Business, Roadside zonling will be required to some extern in the northern part of the County in order to provide service facilities. It is hoped, however, that 8.2. zonling will be established in areas of size and shope suitable to accommodate or number of such uses. The petitioner's "Parcel B" doe, not fit into this category in that it is of insufficient depth. When depth is insufficient, they cannot be a some send to spread out alongside the road into ribbon commercial development. This, is something we hope will be prevented in the northern part.
- 3. Sparks Road is inadequate to serve either M.L. or B.R. uses at this location.
- 4. A field inspection reveals that a contractor's equipment storage yard is already at least partially established on the subject property. If this is a non-conforming use, we strongly recommend that it retain this status. If the use is illegal, we 3o not believe it incumbent upon the County to

RE: PETITION FOR RECLASSIFICATION AND SPECIAL SYCEPTION FOR CONTRACTOR'S SPECIAL EXCEPTION FOR CONTACTOR'S EQUIPMENT STOWNE YARD- 10th Dist. E/S of Sperks Road 96' from the East DAP PAR RECORD

PRINT

SHEET 3.E

ML- XA

BR-X

REFORE THE OF

The positioner's property consists of appreximately 31 acres of lami. For the purpose of this hearing, the property has been divided into two paredum of the purpose of this hearing, the property has been divided into two paredum of the lambda of the lamb

existing the vidence as presented, the partitioner provided the vidence as presented, the patitioner proved as error is the original vidence as presented, the patitioner proved as error of unreasonable hardship was rade to justify the granting of the Variances as requested, and the requirements of Section 50%, let the butthern County Coning Regulations have been most.

of the Bultimer County Scaling Segulations have been ret.

For the aforegoing reasons, it is successed by the
Bernty Scaling Security County State of States, 1955, that France Scanty this day
of States, 1955, that France My the and the same is interly
reclassified from an R-5 and B-1, some to an M-1, some and the
Striance From Section 255 (253-1, 255-2, and Section 253-1)
(SSC.1), Wh.1, BU.2, 285-2, 285-2, 285-2, and Section 253-1
(SSC.1), Wh.1, BU.2, 285-2, 285-2, 285-2, and Section 253-2

(SSC.1), Wh.1, BU.2, 285-3, 285-2, 285-2

(SSC.1), Wh.1, BU.2, 285-3, 285-2, 285-3

(SSC.1), Wh.1, BU.2, 285-3, 285-4, 285-4

(SSC.1), Wh.1, BU.2, 285-4, 285-4

(SSC.1), Wh.1, BU.2, 285-4, 285-4

(SSC.1), Wh.1, BU.2, 285

August 10, 1965

Paul J. Foeley, Esq. 203 Courtland Ave. Towson, Md. 21204

S Sperks Rd. 96' the N. C.R.R.

10th

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Buildin

Your petition has been received and accepted for filling this

JOHN G. ROSE

BALTMORE COUNTY, MADELAND Ne.32044 OFFICE OF FINANCE PAG-5-1365 356 * 32084 PEP-Sago

INPORTANT: 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. PAUL G. COLLEGES

PAUL G. COLLEGES

CARL L. GERMOL

JOHN F. ETEL

FULLIF R. CROSS

MARRY W. ERAHN

709 WASHING! ON AVENUE AT YORK ROAD TOWSON 4, MD.

June 25, 1965

Zoning Description

All that piece or parcel of land situate, lying and being in the Tenth Election District of Saltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the intersection of the morth side of Sparks Road with the east right of way line of the Northern Central Railroad and running thence and binding on the morth side of Sparks Road the two Road Railroad and running thence and distances viz: South 79 degrees 25 minutes East 106.67 feet and South 76 degrees 15 minutes East 106.67 feet and South 76 degrees 25 minutes East 106.67 feet and South 78 degrees 25 minutes East 106.67 feet and South 78 degrees 25 minutes East 106.67 minutes 106 per 106.67 feet and 106.67 fe

Containing 3.06 Acres of land more or less.

Note: This description is not to be used for conveyence purposes. Note: This description is not to be used for convergence purposes.

PARCEL "A" Plat to accompany application for re-zoning from R-b and
B.L. to M.L. The variancer requested under Section 255 et. seq. are
necessary to make the present buildings, which have been in existence for
many years before the zoning laws were established, conform with the
present zoning law. The variances requested under Section 253,4 et. seq.
is to permit the land's use for concrete products manufacture and as a
contractor's equipment storams yard with a 0' set-back faremountiaguous
residence zones instead of th. 100' and 125' met-backs before contractor's
of land is long and nerrow and one side abuts the Mitthers Central Reliroad
track and the other side is at the toe of a steep MILL:

> 604-RXA CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COL

Tc.mon, Maryland 10 A. Zy

Location of property: 5 5 Spartes Co

Location of Signer Com must be first funess. and in front of Blog 2 not

Date of return

BALTIMORE COUNTY, MARYAND Ma.33436 OFFICE OF FINANCE COURT HOUSE
TOWSON MARYLAND 21204 Bryby Hall! 21012

9-3962 7510 . 33836 MP-

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

66-64 EXA

DOLLENBERG BROTHER Registered Professional Engineers & Land Surveyo

June 25, 1965

Tenth Election District of Feltimore County, Steve of Naryland and deernight as follows to wit:

Segiming for the same on the south side of Sparks Road at the distance of 96 feet measured easterly along the south side of Sparks Road from the intersection of the south side of Sparks Road with the east right of way line of the hostinern Gentral Railroad and running theme and binding vir. South 76 degrees 25 minutes East 108.20 feet and kerth 67 degrees 55 minutes East 108.20 feet and kerth 67 degrees 55 minutes East 108.20 feet and kerth 67 degrees 50 minutes East 108.20 feet, Sugment of the land of William F. Medicatedts and wife the five following courses and distances viz: South 70 degrees 25 minutes News 106.20 feet, Sugrees 05 minutes News 106.20 feet to the place of beginning.

Containing 0.46 of an Acre of land more or less.

Note: This description is not to be used for conveyence purposes.

PARCEL "B" Plat to accompany application for re-zoning from B.L. to B.R. with a special exception for Contractor's Equipment Storage Yard.

CERTIFICATE OF PUBLICATION

OFFICE OF

SEPTEMBER 9, 1963, at 1930e
AM,
PUBLE HEARING Room 168,
Condy Office Building, 111 W
Cheaspeake Avenue, Towson,
Marylar 1,
The Zouling Commissioner of
Ballimore County by authority of
the Zouling Act and Regulations
of Ballimore County, will hold a
models bearing.

iolic hearing:
Present Zoning: Parcel "A"
R-6 and B.L. Parcel "B" R-6
and B.L.

lled and ILL. Parent 1999 feel.

Proposed Zoologi Parent 194,
M., 1981 Variance from the
M., 1981 Variance from the
more Coopy to permit. Zero
side, rear and front yard eat
side, rear and form exidential
Zero set back from exidential
Proposed I colonic Parent
Proposed I colonic Parent
Proposed Sero set of the
Proposed Sero s

residential zone.

Section 243,4 - 125 feet at any point to the nearest boundary line of a residential zone/

hat planfiled with Zennement.

PARCEL - A.
Beginning for the same at the intersection of the north side of Sparks Road with the east right of way line of the Northern Cestr.

Railroad and rusning thence of the North side of Sparks Road on the north side of Sparks ing 3,06 Acres of la

The Community Press

DUNDALK, MD., Lugust 19,

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week successive weeks before the

1965 : that is to say, the same was inserted in the issues of 8-18-65

Stromberg Publications, Inc.

By Mrs. Polmer Price

Present Scalege Parcel A* B-4
arcel S* A and S.L.
A* The Arcel S* A* A.L.
Proposed Zeolage Parcel
A* A* A.L.
Proposed Zeolage Parcel
A* A* A.L.
A

19.65 ...

cent for the said early yeard.

Exection 21.1.—125 feet at any discount of 11.4.—115 feet at any discount of 11.4.—115 feet and the said of 11.4.—115 feet at any discount of 11

CERTIFICATE OF PUBLICATION

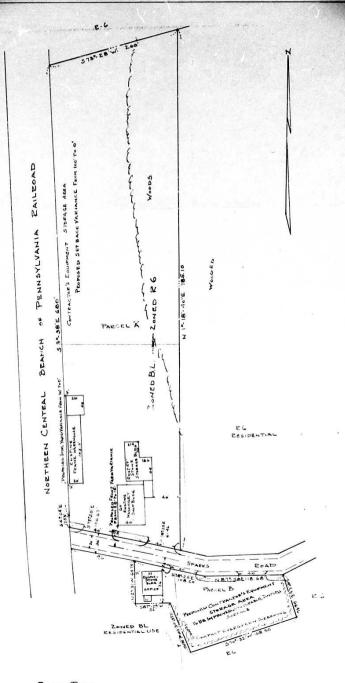
TOWSON, MD., August 19. , 19.65..

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed ard published in Towson, Baltimore County, Md., smookinx such of ____ time _____successive creeks before the ____ \$th -----

day of _____ September____, 1965__, the first publication appearing on the 19th day of August

> THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$_____



ZONING PLAT
PEOPLETT OF
WILLIAM F MIDDLESTADT
LOCATED AT
SPARKS
OTHOLOGICALORI
OT

PRESENT ZONING - EG+BL.
PROPOSED ZONING - PACCEL A-ML - SETBACK VARIANCES AS SI
PROPOSED ZONING - PACCEL A-BK WITH STRUKE SECTION SEE
CHITCHLORE'S ROUTHENT STRUKE.
AREA SOUTH SIDE OF EAD : 3.06 ACCEST
ACEA NORTH SIDE OF EAD : 3.06 ACCEST



SCALE: 1: 60 FEB 12,1965
DOLLENBERS BEOTHERS
SUEVEYORS & CIVIL ENGINEERS
TO 9 WASHINGTON AVE TOWSON,