

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, John W. Sands, 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 238.2, to permit construction of a post office building within one foot of the East property line and twenty-five feet from the west property line of the property shown on the plats filed herewith.

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

It is proposed to use this property for an United States Government Post Office; and building and design requirements of the Federal Government require that the building be constructed along the East boundary line of the property, so that adequate access to the rear of the property may be available.

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 John W. Sands Legal Owner:
Address Randallstown, Maryland

Francis T. Peach, Petitioner's Attorney
Address First National Bank Bldg., Towson, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of August, 1966, 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 20th day of September, 1966, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

66-73-A
PROCESSED BY JOHN W. SANDS
RECORDED BY JOHN W. SANDS
INDEXED BY JOHN W. SANDS

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 practical difficulty

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

to permit a Post Office building within 26' of the east property line and along the west property line a Variance of the property shown on the plats filed herewith, should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6 day of October, 1966, 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 Post Office building within 26' of the east property line and along the west property line of the property shown on the plats filed herewith.

Charles D. Harshbarger
Deputy 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 _____ day of _____, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
OF BALTIMORE COUNTY
NO. 66-73-A

AMENDED ORDER

The original Order dated October 6, 1965, is hereby amended to read:

"A Variance to permit a Post Office Building within 26 feet of the east property line and 3 feet along the West property line of the property shown on the plats filed herewith should be granted."

Charles D. Harshbarger
Deputy Zoning Commissioner

ORDER RECEIVED FOR FILING

DATE 5/23/66
BY R. Harshbarger
ADMINISTRATIVE ASSISTANT

Description to accompanying request for side yard variance in B-R Zone July 30, 1965

Beginning for the same at a point on the southwest side of Liberty Road 66 feet wide, said point of beginning being distant 350.00 feet more or less measured northwesterly along said southwest side of Liberty Road from the northwest side of Offutt Road said point of beginning being the end of the fifth or South 55° 35' East 391.09 foot line or that tract of land conveyed by Baltimore National Bank to John W. Sands, by deed dated April 17, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3830, folio 122, and running thence binding on part of the sixth line of said deed, South 37° 26' West 250.00 feet, thence for lines of division the two following courses and distances vlc: first North 55° 35' West 80.00 feet, and second North 37° 26' East 250.00 feet to intersect the said southwest side of Liberty Road, thence binding on said southwest side of Liberty Road South 55° 35' East 80.00 feet to the place of beginning.

Containing 0.458 acres of land more or less.
Being part of that tract of land conveyed by Baltimore National Bank to John W. Sands, by deed dated April 17, 1961, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3830, folio 122.

Ar. Wendell J. Chesser -2 April 8, 1965

patterns for the whole tract.

The County recently purchased and is in the beginning phases of construction of an area library serving the Liberty Road corridor. The library is located within a commercial complex formed by two (2) side by side shopping centers. They are located on Liberty Road between Old Court Road and Rendon Road. It appears that this shopping complex will serve as the principal center for the area. This Office would suggest that consideration be given to the site possibilities for a Post Office facility in or near those shopping centers.

Sincerely yours,

George W. Gavrelis, Director
Office of Planning and Zoning

GEG:dms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

June 10, 1966

File # 66-73-A

Mr. Francis T. Peach
Attorney At Law
First National Bank Building
407 Washington Avenue
Towson, Maryland 21204

Re: John W. Sands Property
S/W/S Liberty Road; 350' N/W of Offutt Road
Zoning Petition #66-73-A
Proposed U. S. Post Office Site, Appl. #289-66

Dear Mr. Peach:

In processing the building permit application for the proposed U. S. Post Office (#289-66), it is apparent that the minimum number of required offstreet parking spaces as set forth in Section 409 of the Baltimore County Zoning Regulations cannot be met on the portion of the tract being proposed for development. In reviewing Zoning Petition #66-73-A, it appears that an overall plan for the future development of the entire tract was submitted prior to the hearing date, detailing parking, circulation, etc. for the entire tract. Because of the shortage in offstreet parking, the subject building permit application is being held in abeyance. There are two possible courses of action that may be taken in the resolution of this matter:

1. Improve an additional portion of the property so as to provide the required number of offstreet parking spaces, or
2. Petition the Zoning Commissioner for a parking variance.

It is the opinion of this office that the first alternative would be the better one.

Please contact this office at your earliest convenience in order that this matter may be resolved.

Sincerely,
J. G. Roswell
J. G. ROSWELL, Planner III
Project Planning Division

JGH:vh
cc: Wendell J. Chesser
Regional Real Estate Officer
Post Office Department
Washington Regional Office
Washington, D. C. 20269

cc: Scott S. Bair
Westminster, Md.
George A. Reier, Chief
Bureau of Public Services
Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

August 16, 1965

Francis T. Peach, Petitioner
First National Bank Building
Towson, Maryland 21204

Dear Sir:

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

WAYSIDE DEVELOPMENT: No access is shown, therefore, all access should be made subject to the approval of the State Roads Commission.

BURDEN OF TRAFFIC PROBLEMS: Total access is not indicated on the plot plan, therefore this Bureau cannot comment on the circulation pattern.

OFFICE OF PLANNING AND ZONING - ZONING ADMINISTRATION DIVISION: Specifications for parking do not meet with requirements as set forth in Section 409.2 b 3, of the Baltimore County Zoning Regulations. The petitioner should also indicate whether the entire existing house will be razed. Since the tract in question appears to be a part of a larger tract owned by the petitioner, it is suggested that he contact Mr. Albert Quibby, Chief, Project Planning Division of this office with regard to the subdivision regulations prior to a hearing date being assigned.

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 problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

- Board of Education
- Health Department
- Building Department
- Fire Bureau-Lens Review
- Industrial Development Commission
- Bureau of Engineering

Very truly yours,

John W. Sands
John W. SANDS
Petitioner; and Permit Processing

cc: Mr. John Burr-State Roads Commission
Mr. Richard Moore-Bureau of Traffic Engineering
Mr. James A. Lee-Office of Planning and Zoning
County Administration Division
Mr. Albert Quibby-Office of Planning and Zoning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

15 Post Office - Randallstown 2nd Dist

April 8, 1965

George W. Gavrelis
John G. Rose

Mr. Wendell J. Chesser
Regional Real Estate Officer
Post Office Department
Washington Regional Office
Washington, D.C. 20269

Dear Mr. Chesser:

The Planning staff has reviewed the property being considered as a possible site for a Post Office facility in the Randallstown area. Your submittal of an outlined plat of the proposed site was of tremendous help in our identifying its location and attendant problems.

There is no local planning proposal which absolutely conflicts with the use of this property for a Post Office. The State Roads Commission is programmed to widen and further improve Liberty Road within the next several years. Additional right of way along Liberty Road may be required by the State Roads Commission.

The property is zoned Business Roadside (B.R.). This zoning would allow a Post Office facility under private ownership. The setbacks in the Business Roadside Zone are as follows: twenty-five (25) foot front yard, thirty (30) foot side yards, thirty (30) foot rear yards. Off-street parking and loading facilities would have to be provided. Parking would have to be supplied at the rate of one (1) off-street parking space for every two hundred (200) square feet of floor area.

From side yard setback requirements alone, it appears that the eighty (80) foot frontage would be too narrow to accommodate a Post Office building. The building could be only twenty (20) feet wide. The State Roads people have advised that only one entrance and exit point would be allowed alongside Liberty Road.

It appears that your proposed site is part of a larger commercially-zoned tract. This Office would require that the Post Office site here be coordinated with some rational pattern of ingress and egress and interior circulation

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

Telephone 823-3000

No. 32065
DATE 8/24/65

To: Francis T. Peach, Esq.,
1st National Bank Building
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-422

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	\$25.00	\$25.00
Position for Variance for John W. Sands		25.00
		25.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MD.
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, MARYLAND 21284

No. 33510
DATE 11/18/65

Francis T. Peach, Esq.
1st National Bank Building
Towson, Md. 21284

Billed by: Zoning Dept. of BalCo, Co.

DEPOSIT TO ACCOUNT NO. 01-622	ATTACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$90.43
QUANTITY		COST 49.43
Advertising and posting of property for John W. Sands #66-73-A		

22-065 4444 • 32910 TIF- 1943

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.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

Mr. John G. Rose, Zoning Commissioner
September 10, 1965

FROM: George E. Gavrili

SUBJECT: Petition #66-73-A, for side yard variances on property on the southwest side of Liberty Road, 350 feet Northwest of Offutt Road, 2nd District. (John W. Sands; hearings September 20, 1965.)

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

- Representatives of the post office department contacted the planning staff to discuss the subject proposal in connection with preliminary negotiations for the site. They were advised at that time that a lot only 80 feet in width was not suitable for the proposed structure without variances and that this office would require submission of an overall plan showing means of access and the circulation pattern for the entire tract owned by the petitioner.
- The plan submitted by the petitioner is not satisfactory. It does not take into account future development of the rest of the tract. The parking layout in front of the building does not appear to be workable.

To aid the Zoning Commissioner and the petitioner, the planning staff has suggested a plan, which is submitted herewith for consideration. If there is to be a variance for a side yard, it should be far less than that requested on the southwesterly side of the lot; because adjacent property on that side of the lot is in different ownership, that is where the larger side yard should be.

In view of the above considerations we cannot recommend for the petition, nor can we approve the petitioner's plan.

Francis T. Peach, Esq.
1st National Bank Building
Towson, Md. 21284

August 23, 1965

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
_____ day of _____, 1964, xxx 1965

OWNERS NAME: John W. Sands
REVIEWED BY: James S. Meyer

JOHN G. ROSE
Zoning Commissioner

CERTIFICATE OF PUBLICATION

STATE OF MARYLAND
CITY OF BALTIMORE

On August 30, 1965, personally appeared before me, the undersigned, a Notary Public within and for said city and State, R. Senneckerberg, Chief Accountant of the News American newspaper published in the City of Baltimore, State of Maryland, who, being duly sworn, states on oath that the advertisement, true copy of which is hereto attached, was published in said newspaper in its issue dated August 30, 1965.

Subscribed and sworn to before me on August 30, 1965
Nancy B. Heston
Notary Public

Baltimore County, Office of Central _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 270
Date of Posting Sept. 7, 1965

Post for Variance
Petitioner: John W. Sands
Location of property: SW/4 of Liberty Rd. 350' NW of Offutt Rd.

Location of Signs: on corner of 303 Liberty Rd.

Remarks: J. S. Peach
Signature
Date of return: Sept. 19, 1965

Francis T. Peach, Esq.
1st National Bank Building
Towson, Md. 21284

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
_____ day of August, 1964, xxx 1965

OWNERS NAME: John W. Sands
REVIEWED BY: James S. Meyer

JOHN G. ROSE
Zoning Commissioner

PETITION FOR A VARIANCE
2ND DISTRICT

ZONING: Petition for a Variance to side yard.

LOCATION: Southwest side of 350 feet, East 350 feet northwest of Offutt Road.

DATE & TIME: Monday, September 13, 1965, 7:00 P.M.

PUBLIC HEARING: Room 111, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21284.

The Zoning Commissioner of Baltimore County, in accordance with the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a variance from the zoning regulations of Baltimore County to permit 7 feet on the east property line, and 10 feet on the west property line.

The zoning regulations to be amended are as follows:
Article 212-2 Side Yards - 10 feet
As that portion of land in the Second District of Baltimore County, bounded by the following lines: on the southwest side of Liberty Road 10 feet wide and part of the zoning district 150-foot front of the east side of the street.
1. Along the southwest side of Liberty Road from the southwest side of Offutt Road to the east side of the zoning district 150-foot front of the east side of the street.
2. Along the southwest side of Liberty Road from the southwest side of Offutt Road to the east side of the zoning district 150-foot front of the east side of the street.
3. Along the southwest side of Liberty Road from the southwest side of Offutt Road to the east side of the zoning district 150-foot front of the east side of the street.
4. Along the southwest side of Liberty Road from the southwest side of Offutt Road to the east side of the zoning district 150-foot front of the east side of the street.
5. Along the southwest side of Liberty Road from the southwest side of Offutt Road to the east side of the zoning district 150-foot front of the east side of the street.
6. Along the southwest side of Liberty Road from the southwest side of Offutt Road to the east side of the zoning district 150-foot front of the east side of the street.
7. Along the southwest side of Liberty Road from the southwest side of Offutt Road to the east side of the zoning district 150-foot front of the east side of the street.
8. Along the southwest side of Liberty Road from the southwest side of Offutt Road to the east side of the zoning district 150-foot front of the east side of the street.
9. Along the southwest side of Liberty Road from the southwest side of Offutt Road to the east side of the zoning district 150-foot front of the east side of the street.
10. Along the southwest side of Liberty Road from the southwest side of Offutt Road to the east side of the zoning district 150-foot front of the east side of the street.

CERTIFICATE OF PUBLICATION

TOWSON, MD. SEPTEMBER 23, 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. and in each of its issues successive weeks before the first publication day of September 1965, to wit, the first publication, appearing on the 23rd day of September, 1965.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$...

ZONED F-10
RESIDENTIAL

ZONED B-R
RESIDENTIAL

TO LIBERTY DAM

LIBERTY

ROAD

TO RANDALLSTOWN



JOHN W. SANDS
W.R. 9810-122
ZONED B-L
RESIDENTIAL

2nd
District

CARROLL HOHMAN
R.R. 4268-852
ZONED B-R
RESIDENTIAL

NOTE: THE PROPOSED S.R.C. R/W LINE AS SHOWN IS BASED ON THE TENTATIVE PLANS FOR IMPROVEMENT TO LIBERTY ROAD AS PROVIDED BY THE MD. STATE ROAD COMMISSION.

PROP POST OFFICE
5,238 SF.

54.00'
36.00'
15.00' PLATFORM
39.00'

0.458 AC ±
ZONED B-R

MANEUVER AREA
(ASPHALTIC CONCRETE)

PUBLIC PARKING
5' CURB

1355' 35" W 80.00'

ZONED R-10
VACANT

PLAT TO ACCOMPANY PETITION
REQUESTING SIDE YARD VARIANCES
FOR

PROPOSED RANDALLSTOWN
POST OFFICE

PLATS TO ACCOMPANY

SCALE 1" = 100'

PLAT NO. 12

JULY 30, 1965

NOTE:

Variance Requested: 1' side yard and 25' side yard in lieu of 30' side yard as specified in Section 258.2 of the Baltimore County Zoning Regulations.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



PLAN FOR PROPERTY
OF JOHN W. SANDS
FOR
U.S. POST OFFICE

