

66-90-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we **PIKESVILLE PLAZA, 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 Sections 232.2, [side yard] and 232.3, [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.

- Elimination of set back allows freer circulation and more adequate parking.
- Topography of the land makes a zero set back more practical.
- No set back is required along a portion of the east boundary, and the requested variance merely makes this uniform.
- Surrounding properties are not used for residential purposes.

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.

GIANT FOODS PIKESVILLE PLAZA, INC.
BY: *[Signature]* Contract purchaser
Address 2908 180th Street, Baltimore, Maryland
Wm. F. Mosner Petitioner's Attorney
Address 34 W. Chesapeake Avenue, Towson, Maryland 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of August, 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 11th day of October, 1965, at 10:00 o'clock A. 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 of practical difficulty

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

to permit a side yard of zero feet instead of the required 25 feet, and to permit a rear yard of zero feet instead of the required 20 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of October, 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 zero feet instead of the required 25 feet; and to permit a rear yard of zero feet instead of the required 20 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 11th day of October, 1965, that the above Variance be and the same is hereby DENIED.

[Signature]
Zoning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3 RD Date of Posting Sept. 25, 1965
Post for *[Signature]*
Petitioner *[Signature]*
Location of property 34 W. Chesapeake Ave. 752 NE of Reisterstown Rd.
Location of Signs North side of 34 W. Chesapeake Ave. NE of Reisterstown Rd. on north side of Old Court Rd.
Remarks *[Signature]*
Posted by *[Signature]* Date of return Sept. 29, 1965

William F. Mosner, Esquire
34 W. Chesapeake Avenue
Towson, Maryland 21204
SUBJECT: Side and rear yard variances for Pikesville Plaza Inc. located 34 W. Chesapeake Ave. NE of Reisterstown Road, 3rd District (Item 5 August 17, 1965)

Dear Sirs:
The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
THE BUREAU-PLANS REVIEW: This Bureau will review and submit comments at a later date.

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 Commissioner's hearing.

The following members had no comment to offer:

State Roads Commission
Health Department
Buildings Department
Industrial Development Commission
Bureau of Engineering
Bureau of Traffic Engineering
Office of Planning and Zoning
Board of Education

Very truly yours,

[Signature]
JAMES E. DYER, Esq.
Petitioner and Permit Processing

cc: L. Morris-Fire Bureau-Plans Review

JAMES E. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
400 YORK ROAD - TOWSON 4, MD.
SHEET 1 OF 1
DATE: June 11th, 1965 Description for Zoning Purposes: PLS 12-1125-X
SUBJECT: VARIANCE FOR THE SITE AT A POINT ON THE SOUTH SIDE OF OLD COURT ROAD AS NOW RELOCATED AT THE DISTANCE EASTERLY OF 752 FEET FROM THE NORTH-EAST CORNER OF REISTERSTOWN ROAD AND RUNNING THENCE - South 0° 30' 30" East-117.43 Feet (3) South 86° 10' 11" West- 201.71 Feet to an iron pipe found (3) South 1° 29' 13" East- 201.71 Feet (3) North 12° 00' 00" East- 132.12 Feet (3) North 78° 11' 13" East- 106.71 Feet (3) North 12° 00' 00" East- 127.40 Feet to intersect the southerly right of way line of Old Court Road hereinafter, thence running on said right of way line (7) North 68° 11' 13" East- 17.78 Feet and (3) North 78° 26' 18" East- 317.40 Feet to the place of beginning.

Containing 2.2320 acres of land more or less.

Being a part of the following conveyances:
J. Alfred Parriott, Jr. and Mrs. J. Parriott, his wife, and Leona E. Hittmeyer to Pikesville Plaza, Inc., by a deed dated September 24, 1961 and recorded among the Land Records of Baltimore County in Liber 1, 13, 1001 Folio 376.
Donald L. Line and Shirley L. Line, his wife, to Pikesville Plaza, Inc., by a deed dated January 31, 1964 and recorded among the Land Records of Baltimore County in Liber 1, 13, 1017 Folio 397.
All including herewith all right, title and interest and covenants to a 30 foot wide leading from the base, hereinafter described property to the Old Court Road, an said road is laid out and mentioned in the deed from Hittmeyer Estate to the L. L. Hittmeyer and wife, dated July 1, 1933 and recorded among the Maryland Land Records in Liber 1, 13, 1001 Folio 376.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James Dyer, Chairman
TO: Hon. ADVISORY COMMITTEE Date: August 11, 1965
Capt. Paul H. Reinecke, Plans Examiner
FROM: FIRE BUREAU
SUBJECT: Pikesville Plaza, Inc.
34 W. Chesapeake Ave. NE of Reisterstown Road
District 3 - 8/11/65

On site fire hydrants may be required to satisfy the listed requirements of the Fire Prevention Code under Article 28 Section 2418 of the Code.

The construction of the building shall be evaluated to determine the fire flow in accordance with the minimum water supply requirements for the structures involved.

It is suggested to contact Captain Paul H. Reinecke at Valley 7-1210 for additional information and assistance.

MRJ:s

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection & Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 33414
DATE 9/16/65

TO: Messrs. Power and Mosner
34 W. Chesapeake Ave.
Towson, Md.
FROM: Zoning Dept. of Balto. Co.

QUANTITY	DEPOSIT TO ACCOUNT NO. 01-622 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$25.00 COST
1	Petition for Variance for Pikesville Plaza, Inc. #66-90-A	25.00
	7-1765 1588 • 33414 TTP-	25.00

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.

August 19, 1965
William F. Mosner, Esq.
34 W. Chesapeake 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 17 day of August, 1965
[Signature]
JOHN G. ROSE
Zoning Commissioner
Owner Name: Pikesville Plaza, Inc.
Reviewed by: James E. Dyer

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection & Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 33454
DATE 10/11/65
TO: Messrs. Power and Mosner
34 W. Chesapeake Avenue
Towson, Md. 21204
FROM: Zoning Dept. of Baltimore County
DEPOSIT TO ACCOUNT NO. 01-622 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
QUANTITY 1
TOTAL AMOUNT \$25.00 COST
Advertising and posting of property for Pikesville Plaza, Inc. #66-90-A
101340 3071 • 33454 TTP- 25.00
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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 1, 1965
FROM: GERRARD E. GAVERIS
SUBJECT: #66-90-A Variance to permit a side yard of zero feet instead of the required 25 feet to permit a rear yard of zero feet instead of the required 20 feet. South side of Old Court Road 752 feet Northeast of Reisterstown Road. Being the property of Pikesville Plaza Inc.
3rd District
HEARING: Monday, October 11, 1965 (10:00 A.M.)

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

From a planning viewpoint, in this particular instance, the South and East walls of the building as proposed under this petition could offer greater protection to adjacent residential properties than an open "buffer strip," which may harbor such activities as loading and unloading, trash collection, etc. We recommend, however, that any order granting the requested variances include conditions as to the appearance and material of the building walls.

GED/DJH

[illegible]

CERTIFICATE OF PUBLICATION

STATE OF MARYLAND }
CITY OF BALTIMORE } ss.

On...Sept 20, 1965

personally appeared before me, the undersigned,
a Notary Public within and for said city and State,
R. Schnackenberg, Chief Accountant
of the News American, a
newspaper published in the City of Baltimore,
State of Maryland, who, being duly sworn, states
on oath that the advertisement of

Baltimore County, Office of Central Ser

a true copy of which is hereto attached, was published in said newspaper in its issue dated

Sept 20, 1965

Subscribed and sworn to before me on
September 20, 1965
Erica Helms
Notary Public

NO. A-99

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., ~~once a week~~ once a week ~~for~~ for ~~the~~ the ~~last~~ last ~~of~~ of ~~the~~ the ~~month~~ month ~~of~~ of ~~the~~ the ~~year~~ year ~~1955~~ 1955 ~~on~~ on ~~the~~ the ~~23rd~~ 23rd ~~day~~ day ~~of~~ of ~~the~~ the ~~month~~ month ~~of~~ of ~~the~~ the ~~year~~ year ~~1955~~ 1955 ~~at~~ at ~~the~~ the ~~place~~ place ~~of~~ of ~~the~~ the ~~publication~~ publication ~~of~~ of ~~the~~ the ~~same~~ same ~~on~~ on ~~the~~ the ~~23rd~~ 23rd ~~day~~ day ~~of~~ of ~~the~~ the ~~month~~ month ~~of~~ of ~~the~~ the ~~year~~ year ~~1955~~ 1955 ~~at~~ at ~~the~~ the ~~place~~ place ~~of~~ of ~~the~~ the ~~publication~~ publication ~~of~~ of ~~the~~ the ~~same~~ same ~~on~~ on ~~the~~ the ~~23rd~~ 23rd ~~day~~ day ~~of~~ of ~~the~~ the ~~month~~ month ~~of~~ of ~~the~~ the ~~year~~ year ~~1955~~ 1955 ~~at~~ at ~~the~~ the ~~place~~ place ~~of~~ of ~~the~~ the ~~publication~~ publication ~~of~~ of ~~the~~ the ~~same~~ same ~~on~~ on ~~the~~ the ~~23rd~~ 23rd ~~day~~ day ~~of~~ of ~~the~~ the ~~month~~ month ~~of~~ of ~~the~~ the ~~year~~ year ~~1955~~ 1955 ~~at~~ at ~~the~~ the ~~place~~ place ~~of~~ of ~~the~~ the ~~publication~~ publication ~~of~~ of ~~the~~ the ~~same~~ same ~~on~~ on ~~the~~ the ~~23rd~~ 23rd ~~day~~ day ~~of~~ of ~~the~~ the ~~month~~ month ~~of~~ of ~~the~~ the ~~year~~ year ~~1955~~ 1955 ~~at~~ at ~~the~~ the ~~place~~ place ~~of~~ of ~~the~~ the ~~publication~~ publication ~~of~~ of ~~the~~ the ~~same~~ same ~~on~~ on ~~the~~ the ~~23rd~~ 23rd ~~day~~ day ~~of~~ of ~~the~~ the ~~month~~ month ~~of~~ of ~~the~~ the ~~year~~ year ~~1955~~ 1955 ~~at~~ at ~~the~~ the ~~place~~ place ~~of~~ of ~~the~~ the ~~publication~~ publication ~~of~~ of ~~the~~ the ~~same~~ same ~~on~~ on ~~the~~ the ~~23rd~~ 23rd ~~day~~ day ~~of~~ of ~~the~~ the ~~month~~ month ~~of~~ of ~~the~~ the ~~year~~ year ~~1955~~ 1955 ~~at~~ at ~~the~~ the ~~place~~ place ~~of~~ of ~~the~~ the ~~publication~~ publication ~~of~~ of ~~the~~ the ~~same~~ same ~~on~~ on ~~the~~ the ~~23rd~~ 23rd ~~day~~ day ~~of~~ of ~~the~~ the ~~month~~ month ~~of~~ of ~~the~~ the ~~year~~ year ~~1955~~ 1955 ~~at~~ at ~~the~~ the ~~place~~ place ~~of~~ of ~~the~~ the ~~publication~~ publication ~~of~~ of ~~the~~ the ~~same~~ same ~~on~~ on ~~the~~ the ~~23rd~~ 23rd ~~day~~ day ~~of~~ of ~~the~~ the ~~month~~ month ~~of~~ of ~~the~~ the ~~year~~ year ~~1955~~ 1955 ~~at~~ at ~~the~~ the ~~place~~ place ~~of~~ of ~~the~~ the ~~publication~~ publication ~~of~~ of ~~the~~ the ~~same~~ same ~~on~~ on ~~the~~ the ~~23rd~~ 23rd ~~day~~ day ~~of~~ of ~~the~~ the ~~month~~ month ~~of~~ of ~~the~~ the ~~year~~ year ~~1955~~ 1955 ~~at~~ at ~~the~~ the ~~place~~ place ~~of~~ of ~~the~~ the ~~publication~~ publication ~~of~~ of ~~the~~ the ~~same~~ same ~~on~~ on ~~the~~ the ~~23rd~~ 23rd ~~day~~ day ~~of~~ of ~~the~~ the ~~month~~ month ~~of~~ of ~~the~~ the ~~year~~ year ~~1955~~ 1955 ~~at~~ at ~~the~~ the ~~place~~ place ~~of~~ of ~~the~~ the ~~publication~~ publication ~~of~~ of ~~the~~ the ~~same~~ same ~~on~~ on ~~the~~ the ~~23rd~~ 23rd ~~day~~ day ~~of~~ of ~~the~~ the ~~month~~ month ~~of~~ of ~~the~~ the ~~year~~ year ~~1955~~ 1955 ~~at~~ at ~~the~~ the ~~place~~ place ~~of~~ of ~~the~~ the ~~publication~~ publication ~~of~~ of ~~the~~ the ~~same~~ same ~~on~~ on ~~the~~ the ~~23rd~~ 23rd ~~day~~ day ~~of~~ of ~~the~~ the ~~month~~ month ~~of~~ of ~~the~~ the ~~year~~ year ~~1955~~ 1955 ~~at~~ at ~~the~~ the ~~place~~ place ~~of~~ of ~~the~~ the ~~publication~~ publication ~~of~~ of ~~the~~ the ~~same~~ same ~~on~~ on ~~the~~ the ~~23rd~~ 23rd ~~day~~ day ~~of~~ of ~~the~~ the ~~month~~ month ~~of~~ of ~~the~~ <

THE JEFFERSONIAN.

G. Frank Strickland
Manager.

Cost of Advertisement, \$.....

PETTYCASE FOR A VARIANCE

OLD DISTRICT
ZONING: Petition for Variance for side and rear yards.
LOCATION: South side of Old Court Road 731 feet Northeast of Hotel-Graintham Road.

DATE-TIME: Monday, October 11,
1944 at 10:00 A.M.

PUBLIC HEARING: Room 105, County Office Building, 111 W. Chestnut St. Tuesday, November 10, 1992, 10:00 a.m.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public

Petition for a Variance from the
Zoning Regulations of Baltimore
County to permit a side yard
of Zero feet instead of the re-
quired 25 feet; to permit a rear
yard of Zero feet instead of the

The Zoning Regulation to be excepted as follows:
Section 222.2—Side Yard—75 feet
Section 222.3—Rear Yard—20 feet
All that parcel of land in the

Beginning for the same at a point on the south side of Old Court Road as now relocated at the distance easterly of 752 feet more or less from the northeast side of Rotblers' Lane and running thence—South 63° 26' 30" East—217.86 feet (2) North 63° 26' 30" East—244.71 feet to a iron rod now found; (3) South 46° 59' 31" West—28.65 feet (4) North 44° 33' 01" East—192.55 feet (5) North 72° 31' 43" East—104.91 feet (6) North 15° 28' 17" West—122.00 feet to intersect the southerly right of way line of Old Court Road as relocated, thence kindling on said kindling pile—North 43° 45' 00" East—10.75 feet (7) North 78° 24' 52" East—316.61 feet to the place of beginning.

Containing 2,220 acres of land.

Being a part of the following conveyances: J. Alfred Marriott, Jr. and wife, to his son, J. Alfred James A. Hitchcock to Pikeville Plaza, Inc. by a deed dated September 24, 1961 and recorded among the Liber W.F.C. 351 folio 370; Donald A. King and Shirley L. King, his wife, to Pikeville Plaza, Inc. by a deed dated January 31, 1963 and recorded among the Liber W.F.C. of Baltimore County in Liber R.R.G. 410 folio 238. And including herewith all right, title and interest in and to a certain tract of land leading from the barrens above described property to the 76 1/2 Court Road, an said road is laid out and shown in the deed from J. Alfred Marriott, Jr. and wife to the Hon. Henry E. C. C. to the City of Baltimore and wife, dated July 6, 1922 and recorded among the aforesaid Land Records in Liber W.F.C. 351

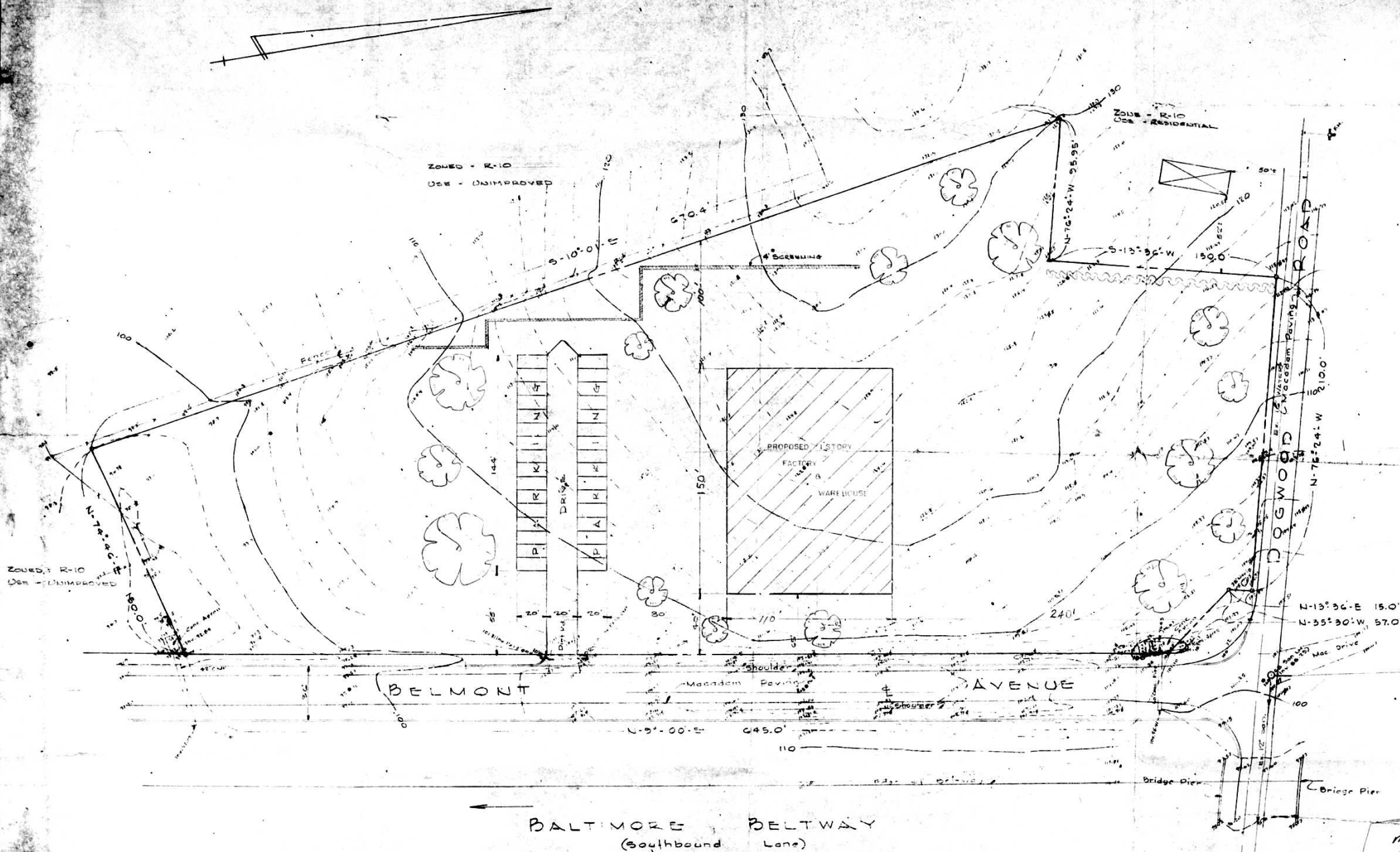
Being the property of Pikeville Plaza, Inc. as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, October 11, 1965 at 1:00 A.M.
Public Hearing: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
No action at this time.

By order of
JOHN G. ROSE,
Easing Commissioner of
County.
Sept. 12.

ZONED - R-10
USE - UNIMPROVED

ZONED - R-10
USE - UNIMPROVED

ZONED - R-10
USE - RESIDENTIAL



PROPOSED ZONE - R-10
PROPOSED ZONE - M.L.R.
PROPOSED USE - VACANT
PROPOSED USE - WAREHOUSE & FACTORY
PROPOSED PARKING - 25 SPACES (9'x20')
REQUIRED PARKING - MAX. 100 EMPLOYEES - 25
1 FOR EACH 3 EMPLOYEES - 9
AREA OF LOT - 4.20 ACRES
ELECTION DISTRICT 132

Notes:
ELEVATIONS SHOWN HEREON
ARE ASSUMED.

MAP
2-B
WESTERN
AREA
NW-3-G

DATE	REVISION	BY
8/19/69		
L. ALAN EVANS SURVEYORS & CIVIL ENGINEERS 4200 ELSHODD AVE. - PHONE NA 8-3144 BALTIMORE 14, MARYLAND		
0 POPLAR STREET - PHONE AC 8-3880 EQUINOX, MARYLAND STATE OF MARYLAND REG. NO. 5887		
DATE: 8/19/69 SCALE: 1"=50'		