

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stebbins-Anderson Company, Inc. 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 255-Area Regulations, refer back to Section 238.2 - Side and Rear Yards. To permit a side and rear yard setback of 20 feet instead of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Said sections require a 30 foot setback from the side line, whereas Petitioner requests a variance to permit a 20 foot setback from said side line of its proposed utility and storage building from the reason that acquisition by Baltimore County, Maryland of a substantial portion of the Petitioner's property for drainage and utility purposes has reduced the size and utility thereof; that to fail to grant said variance would amount to a practical confiscation of a portion of the Petitioner's property.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

STEBBINS-ANDERSON COMPANY, INC.
Contract purchaser John H. Stebbins President
Address York Road
Towson, Maryland 21204
Protestant's Attorney
Clinton P. Pitzer
Jeffier Building
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of October, 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 proper, be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 2nd day of November, 1965, at 10:00 o'clock A.M.

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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would grant relief without substantial injury to the public health, safety and general welfare of the locality involved

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

a Variance to permit side and rear yard setback of 20 feet instead of 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of November, 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 side and rear yard setbacks of 20 feet instead of the required 30 feet, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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 4th day of November, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Beginning for the same at a point South 18 degrees 54 minutes 15 seconds East 330.70 feet from the center line of Timonium Road at its junction with the northwesterly corner of the Massey Harris Company property; and running thence South 71 degrees 14 minutes 44 seconds West 374.50 feet; thence with a line curving to the right with a radius of 312.50 feet for an arc length of 324.55 feet; thence along the easterly side of the Northern Central Railroad right of way, South 22 degrees 38 minutes 26 seconds East 391 feet; thence by a line curving to the right with a radius of 3033 feet for an arc length of 199.44 feet; thence South 64 degrees 37 minutes 21 seconds East 243.46 feet, North 75 degrees 2 minutes 59 seconds East 502.19 feet, North 12 degrees 39 minutes 30 seconds West 301.54 feet, North 14 degrees 13 minutes 27 seconds West 140.25 feet, South 69 degrees 59 minutes 48 seconds West 108.43 feet and North 16 degrees 54 minutes 15 seconds West 200.98 feet to the place of beginning; containing 9.5 acres, more or less.

Saving and excepting therefrom so much thereof shown as a hatched area entitled "Balto. Co. Utility Reservation" shown on the Plat filed with this Petition, which hatched area has been conveyed to Baltimore County, Maryland.

BALTIMORE COUNTY, MARYLAND OCT 22 1965

INTER-OFFICE CORRESPONDENCE

TO: Mr. JOHN C. ROSE, Zoning Commissioner
FROM: Mr. GEORGE E. DAVENPORT, Director
SUBJECT: PETITION 666-111A, Petition for Variance to permit a side and rear yard setback of 20 feet instead of the required 30 feet. West side of Aylesbury Road 330.70 feet south of Timonium Road. Being the property of Stebbins-Anderson Company, Inc.

8th District
HEARING: Tuesday, November 2, 1965 (10:00 A.M.)

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 21, 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 successive weeks before the 2nd day of November, 1965, the first publication appearing on the 21st day of October, 1965.

THE JEFFERSONIAN,

Cost of Advertisement, \$.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 33442
DATE 10/26/65

TO: Cash
FROM: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS OF SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
91-222		Petition for Variance for Stebbins-Anderson	25.00
10-465 2438			33442 11P- 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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 8
Date of Posting OCT 19 1965
Posted for Stebbins-Anderson Co.
Petitioner: Stebbins-Anderson Co.
Location of property: 330.70 ft. S. of Timonium Rd. 330.70 ft. S. of Timonium Rd.
Location of Sign: 330.70 ft. S. of Timonium Rd. 330.70 ft. S. of Timonium Rd.
Remarks: John H. Stebbins
Posted by: John H. Stebbins
Date of return: OCT 24 1965

INVOICE		BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		No. 33493	
TO: Clinton P. Pitzer, Esq.		Jeffier Building		Towson, Md. 21204		DATE 11/2/65	
REPORT TO ACCOUNT NO. 91-222		QUANTITY		DETAILS OF SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT	
Advertising and posting of property for Stebbins-Anderson		666-111-A				56.00	
31-265 2192		33493 11P-				56.00	

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.

October 8, 1965
Clinton P. Pitzer, Esq.
Jeffier Building
Towson, Md. 21204
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your petition has been received and accepted for filing this 8th day of October, 1965.
Petitioner: Stebbins-Anderson Co.
Petitioner's Attorney: Clinton P. Pitzer, Esq.
Reviewed by: John C. Rose
Zoning Commissioner

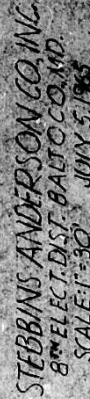
PETITION FOR A VARIANCE
ZONING: Petition for Variance for side and rear yards.
LOCATION: West side of Aylesbury Road 330.70 feet south of Timonium Road.
DATE & TIME: Tuesday, November 2, 1965 at 10:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for a Variance to the Zoning Regulations of Baltimore County to permit a side and rear yard setback of 20 feet instead of the required 30 feet.
The Zoning Regulation to be excepted as follows:
Section 255-A - Side and Rear Yards - 30 feet.
All that parcel of land in the Eighth District of Baltimore County.
Beginning for the same at a point South 18 degrees 54 minutes 15 seconds East 330.70 feet from the center line of Timonium Road at its junction with the northwesterly corner of the Massey Harris Company property; and running thence South 71 degrees 14 minutes 44 seconds West 374.50 feet; thence with a line curving to the right with a radius of 312.50 feet for an arc length of 324.55 feet; thence along the easterly side of the Northern Central Railroad right of way, South 22 degrees 38 minutes 26 seconds East 391 feet; thence by a line curving to the right with a radius of 3033 feet for an arc length of 199.44 feet; thence South 64 degrees 37 minutes 21 seconds East 243.46 feet, North 75 degrees 2 minutes 59 seconds East 502.19 feet, North 12 degrees 39 minutes 30 seconds West 301.54 feet, North 14 degrees 13 minutes 27 seconds West 140.25 feet, South 69 degrees 59 minutes 48 seconds West 108.43 feet and North 16 degrees 54 minutes 15 seconds West 200.98 feet to the place of beginning; containing 9.5 acres, more or less.
Saving and excepting therefrom so much thereof shown as a hatched area entitled "Balto. Co. Utility Reservation" shown on the Plat filed with this Petition, which hatched area has been conveyed to Baltimore County, Maryland.
Being the property of Stebbins-Anderson Company, Inc., as shown on plat filed with the Zoning Department.
Hearing Date: Tuesday, November 2, 1965 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order Of
John C. Rose
Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

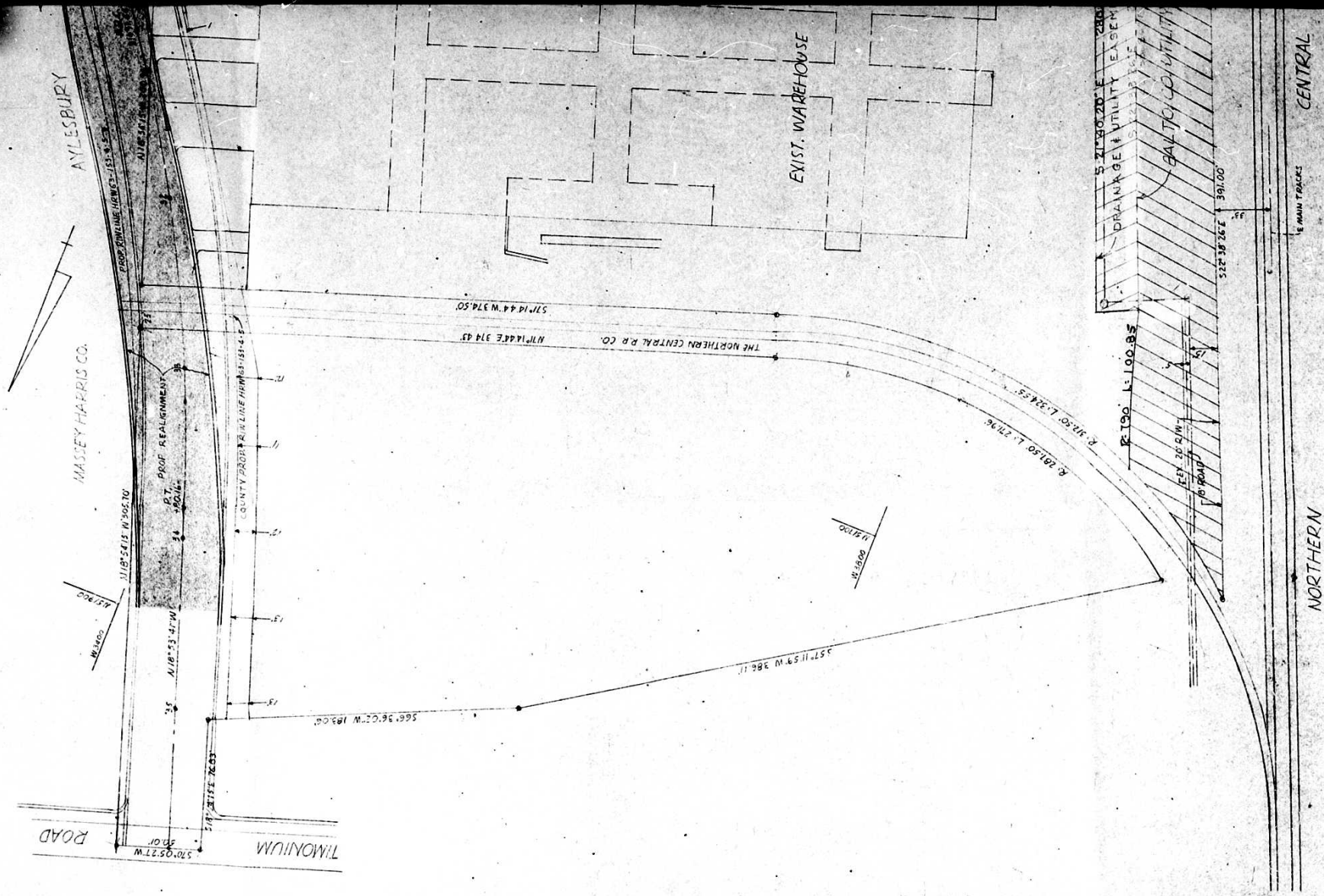
BALTIMORE COUNTY, MD. October 14, 1965.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one successive weeks before the 2nd day of November, 1965, the first publication appearing on the 14th day of October, 1965.

THE TIMES,

Cost of Advertisement, \$7.00
Purchase Order 44966
Registration No. 78239



CENTRAL



MULLER, RAFAEL & ASSOCIATES, INC.
 TWO BUILDERS & SHAPERS
 3700 COURTNEY AVE
 TOWSON, MARYLAND