

**PETITION FOR VARIANCE
AND A SPECIAL HEARING
NO DISTRICT**

ZONING: Petition for a Variance for side yard and Off-Street Parking, Petition for Special Hearing for an Office Building in a M. 3 Zone.
LOCATION: Northeast corner of Remount Drive and West Road.

DATE AND TIME: TUESDAY, JANUARY 4, 1966 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 on the Zoning Regulations of Baltimore County to vary the side yard of 66.5 feet in lieu of 100 feet from center line of side street and to permit parking 4 feet from Residential Zone in lieu of 25 feet.

Petition for Special Hearing to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the development plans for an Office Building in an M. 3 Zone.

The Zoning Regulations to be varied are as follows:
Section 252 - The Site Development Plans.
Section 252.2 - Side Yard - 100 feet from the center line of the street.

Section 252.2 - 5 feet from any residential zone boundary.
All that parcel of land in the Ninth District of Baltimore County.

Beginning for the same at the southeast end of the fillet curve connecting the northeast side of the Remount Drive, eighty feet wide, and the southeast side of West Road, seventy feet wide, and running thence, blinding on said fillet curve, (1) northerly, by a curve to the right with the radius of 26.00 feet, the distance of 39.27 feet, thence blinding on the southeast side of said West Road, (2) N 18 degrees 21' 57" E 27.75 feet, more or less, and (3) westerly, by a curve to the right with the radius of 65.00 feet, the distance of 219 feet, more or less, thence (4) 48 degrees 19' 57" E 297 feet, more or less, and (5) S 25 degrees 45' 12" W 118 feet, more or less, to the northeast side of blinding thence, (6) northwesterly, by a curve to the left with the radius of 26.00 feet, the distance of 34.00 feet, more or less, and (7) N 73 degrees 30' 57" W 80 feet, more or less, to the place of beginning.
Containing 1.78 acres of land, more or less.

Being the property of Edward H. Dickinson and Company, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, January 4, 1966 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY.

Dec. 16,

**OFFICE OF
THE BALTIMORE COUNTY**

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

December 20, 1965.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTYAN, a group of ~~three~~ weekly newspapers published in Baltimore County, Maryland, once a week for One ~~week~~ before the 20th day of December, 1965, that is to say the same was inserted in the issues of

December 16, 1965.

THE BALTIMORE COUNTYAN

By *Paul J. Morgan*
Editor and Manager, Inc.

ORIGINAL

RECORDS FOR VARIANCE AND A SPECIAL HEARING

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Dec. 16,

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 16, 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~~ before the 1st day of December, 1965, the first publication appearing on the 16th day of December 1965.

THE JEFFERSONIAN.

L. Leonard Smith
Manager.

Cost of Advertisement, \$.....

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

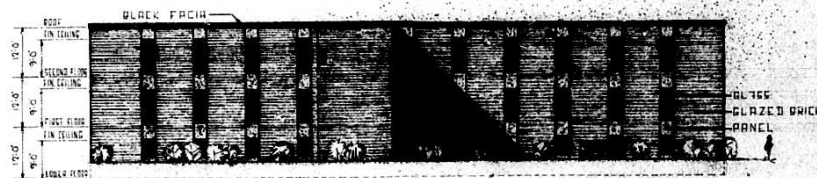
District *9th*
Posted for: *John Morgan*
Petitioner: *John G. Rose, Zoning Commissioner*
Location of property: *at corner of Remount Drive and West Road*
Location of Sign: *at corner of Remount Drive and West Road*
Remarks: *John Morgan*
Posted by: *John Morgan*
Date of return: *Dec. 23, 1965*

66-158 Asph



LEGEND

① WOMENS TOILET	⑬ RECEPTION
② MENS TOILET	⑭ CONFERENCE ROOM
③ EQUIPMENT ROOM	⑮ PURCHASING AGENT
④ JANITORS CLOSET	⑯ TAKE OFF ROOM
⑤ LOBBY	⑰ OFFICE *2
⑥ KITCHEN	⑱ OFFICE *1
⑦ STORAGE *1	⑲ OFFICE *3
⑧ ACCOUNTING	⑳ RENTAL SPACE
⑨ ENGINEERING	㉑ STORAGE *2
⑩ SECRETARY *1	㉒ LUNCH ROOM
⑪ CONFERENCE ROOM	㉓ RENTAL SPACE
⑫ SECRETARY *2	

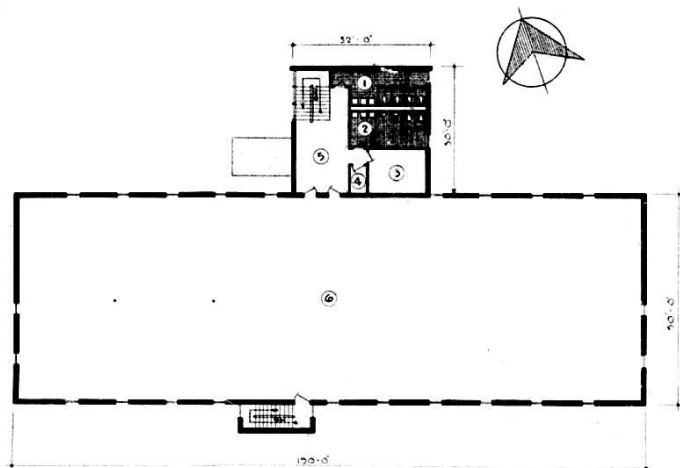


SOUTH ELEVATION

PROPOSED OFFICE BUILDING
NE. CORNER WEST ROAD AND KENILWORTH ROAD BALTIMORE COUNTY MARYLAND

SCALE: $\frac{1}{16}'' = 1'-0''$	SKETCH: 1
NOV. 16, 1965	





SECOND FLOOR PLAN

LEGEND

- ① WOMENS TOILET
- ② MENS TOILET
- ③ EQUIPMENT ROOM
- ④ JANITORS CLOSET
- ⑤ LOBBY
- ⑥ RENTAL SPACE



NORTH ELEVATION

EDWARD H. DICKINSON & CO., INC.
 15 EAST PENNSYLVANIA AVE.
 TOWSON, MARYLAND

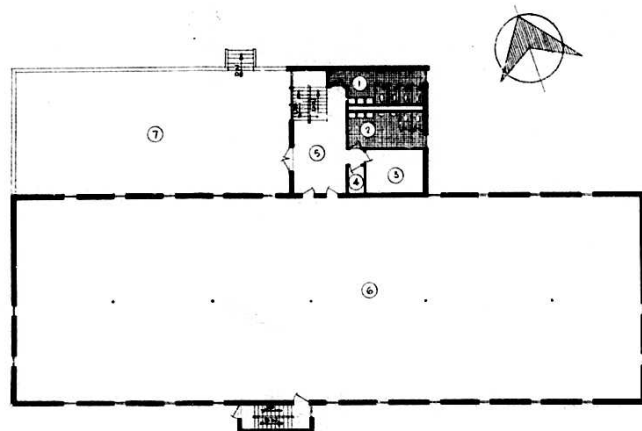
PROPOSED OFFICE BUILDING
 NE. CORNER WEST ROAD AND KENILWORTH ROAD BALTIMORE COUNTY-MARYLAND

BACHARACH & BACHARACH
 ARCHITECTS & ENGINEERS
 BALTIMORE MARYLAND

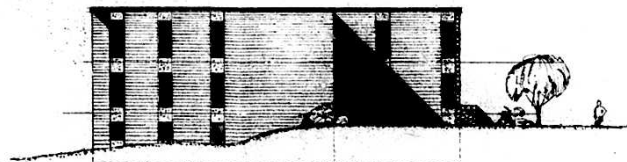
475/65 SCHEME A

SCALE: 1/4" = 1'-0"
 NOV. 16, 1965 SKETCH: 2





FIRST FLOOR PLAN



EAST ELEVATION

LEGEND

- ① WOMENS TOILET
- ② MENS TOILET
- ③ EQUIPMENT ROOM
- ④ JANITORS CLOSET
- ⑤ LOBBY
- ⑥ RENTAL SPACE
- ⑦ TERRACE



WEST ELEVATION

EDWARD H. DICKINSON & CO., INC.
8 EAST PENNSYLVANIA AVE.
TOWSON, MARYLAND

PROPOSED OFFICE BUILDING

NE. CORNER WEST ROAD AND KENILWORTH ROAD BALTIMORE COUNTY-MARYLAND

BACHARACH & BACHARACH
ARCHITECTS & ENGINEERS
BALTIMORE MARYLAND

475/65

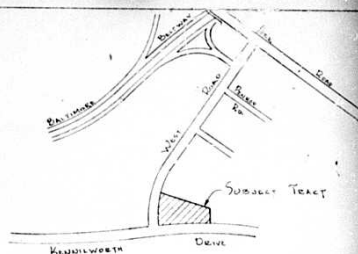
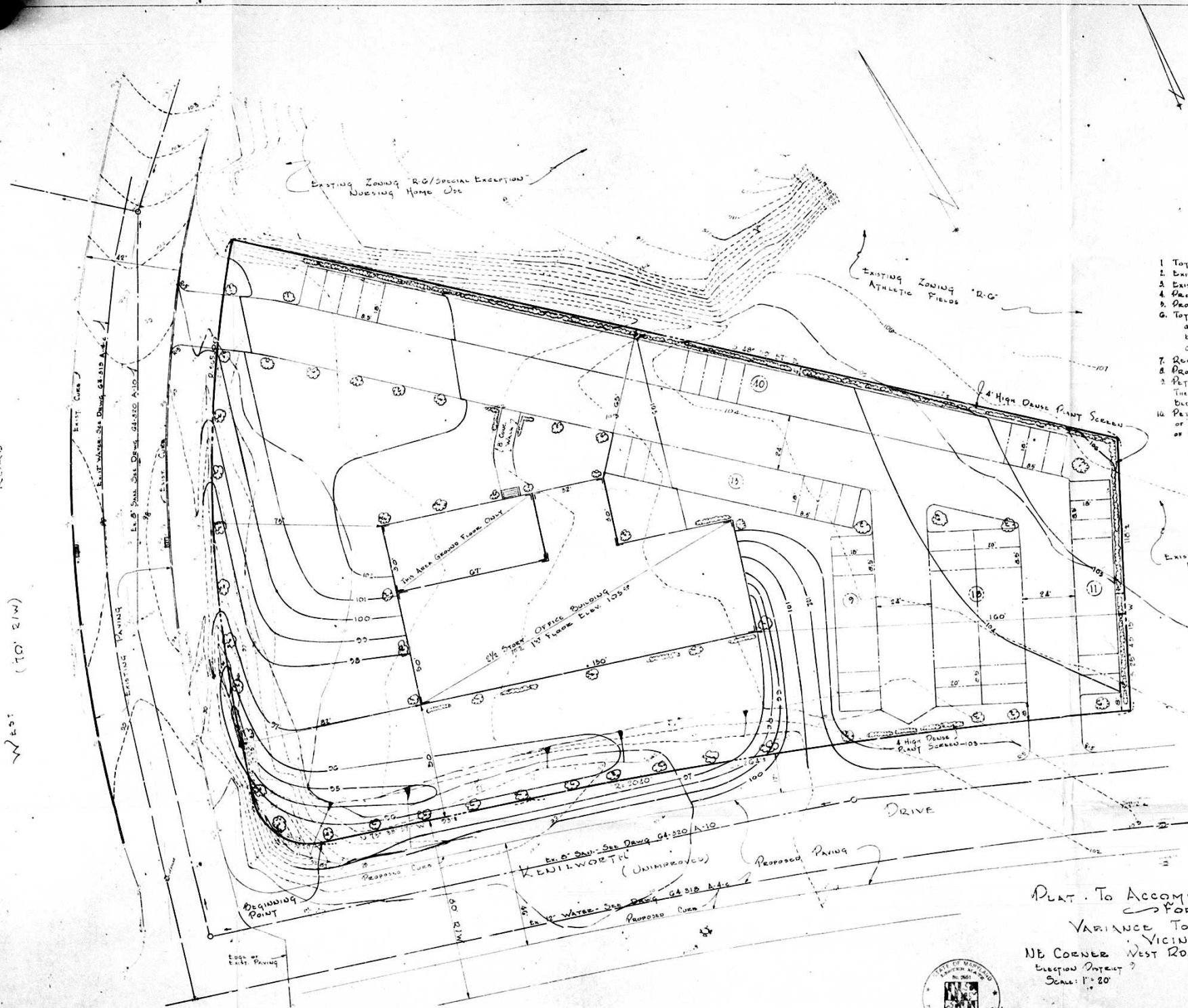
SCHEME-A

SCALE: 1/4" = 1'-0"
NOV. 16, 1967

SKETCH: 3



West (to E/W)



LOCATION PLAN
Scale 1"=500'

- GENERAL NOTES**
1. TOTAL AREA OF TRACT EQUALS 74,022 Sq. Ft. (1.70 AC.)
 2. EXISTING ZONING OF TRACT "M-2"
 3. EXISTING USE OF TRACT "No Use"
 4. PROPOSED ZONING OF TRACT "M-2 WITH VARIANCE"
 5. PROPOSED USE OF TRACT "1/2 DAY OFFICE BUILDING"
 6. TOTAL FLOOR AREA:
 - a. FIRST FLOOR EQUALS 10,470 Sq. Ft.
 - b. SECOND & THIRD FLOORS EACH EQUAL 8,460 Sq. Ft.
 - c. TOTAL FLOOR AREA EQUALS 27,390 Sq. Ft.
 7. REQUIRED OFF-STREET PARKING UNITS EQUALS 65 (85x20)
 8. PROPOSED OFF-STREET PARKING UNITS EQUALS 71 (85x20)
 9. PETITIONER IS REQUESTING A VARIANCE TO PAR. 252.2 OF THE 1956 REGULATIONS FROM 100' TO 25' (SIDE THROUGH TO 4' STREET)
 10. PETITIONER IS REQUESTING A VARIANCE TO PAR. 252.3 OF THE 1956 REGULATIONS FROM 25' TO 4' (PROXIMITY OF PARKING AREA TO RESIDENTIAL ZONE)

PLAT TO ACCOMPANY PETITION
FOR
VARIANCE TO PROPERTY
VICINITY
NE CORNER WEST RD & KENSILWORTH DR.
ELECTION DISTRICT 2 BALTIMORE COUNTY, MD.
Scale: 1"=20' Nov. 17, 1965

