

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, V. J. Mianulli, 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 409-2 b (5) to permit a total of twenty one (21) parking spaces, instead of the required thirty one (31)

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

The property is improved by a building formerly owned by the Baltimore Transit Company and used as a power station. The uses permitted by the Baltimore County Zoning Code for such a structure are limited. It is believed that the proposed use will be a proper one and that the requested reduction and the number of parking spaces will not result in substantial injury to the public health, safety and general welfare.

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 V. J. Mianulli
Address 3700 N. Mianulli Rd.
Petitioner's Attorney Robert H. Mianulli
Protestant's Attorney Robert H. Mianulli

ORDERED By the Zoning Commissioner of Baltimore County, this 21st day of December, 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 had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County on the 18th day of January, 1966, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st Date of Posting Dec. 31, 1966
Posted for Variance
Petitioner V. J. Mianulli
Location of property W/S Nursery Lane 380' N of Merrill Rd.
Location of Signs W/S Nursery Lane 400' N of Merrill Rd.
Remarks See above
Posted by J. H. Rose Date of return Jan. 6, 1966

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 Baltimore County Zoning Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and the variance would give relief without substantial injury to the public health, safety and the general welfare of the locality involved

the above Variance should be had; and it further appearing that by reason of the following finding of facts that strict compliance with Baltimore County Zoning Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and the variance would give relief without substantial injury to the public health, safety and the general welfare of the locality involved

a Variance to permit a total of 21 parking spaces instead of the required 31 spaces

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th day of January, 1966, that the herein Petition for a Variance should be and the same is hereby granted, from and after the date of this order, which permits 21 parking spaces instead of the required 31 spaces, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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 Baltimore County Zoning Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and the variance would give relief without substantial injury to the public health, safety and the general welfare of the locality involved

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of January, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

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

To: Maryland Title Distributors, Inc.
5800 Old Frederick Road
Baltimore, Md. 21228

Bill to: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$5.50 COST
		Advertising and posting of property for V. J. Mianulli #66-172-A	\$4.50
			\$1.00
			\$5.50

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.

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

To: Cash

DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$5.50 COST
		Petition for Variance for V. J. Mianulli	\$5.50
			\$0.00
			\$5.50

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.

Description of Property of V. J. Mianulli
for Parking Variance

Beginning for the same at a point on the West Side of Nursery Lane, said point of beginning being the beginning of the 2nd parcel of land described in a deed from the Baltimore Transit Company to the Radnor Company, dated February 2, 1948, and recorded among the Land Records of Baltimore County in Liber J.W.B. 1465, folio 62, said point of beginning being distant 380 feet more or less, measured northerly along the west side of said Nursery Lane, from the intersection of said west side of Nursery Lane and the north side of Merrill Road extended westerly, and running thence binding reversely on the last line of the 2nd parcel of said deed South 81° 20' 00" West 232.54 feet, thence North 25° 19' 40" East 131.50 feet to the end of the 2nd line of the 1st parcel of said deed, thence binding reversely on said second line North 81° 20' 00" East 167.02 feet to intersect the said west side of Nursery Lane, thence binding on said west side of Nursery Lane South 6° 45' 20" East 110.85 feet to the place of beginning.

Containing 0.508 acres of land, more or less.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1966, 1966
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 18th day of January, 1966, the first publication appearing on the 18th day of January, 1966.

THE JEFFERSONIAN,
Robert H. Mianulli
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
Mr. George E. Gavrells, Director
FROM: Office of Planning and Zoning

SUBJECT: Petition #66-172-A, Variance to permit a total of 21 parking spaces, instead of the required 31 spaces. West side of Nursery Lane 380 feet North of Merrill Road. Being the property of V. J. Mianulli.

1st District

HEARING: Tuesday, January 18, 1966. (10:00 a.m.)

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

Should it be decided to grant the requested variance, we recommend that the variance be conditioned upon a limitation of sales activity to the front addition shown on the petitioner's plat.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. December 30, 1966

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 18th day of January, 1966, the first publication appearing on the 30th day of December, 1965.

THE TIMES.

Manager:
John M. Martin

Cost of Advertisement \$ 27.00

Purchase Order #7156
Requisition No. #7668

PETITION FOR A VARIANCE
1st DISTRICT

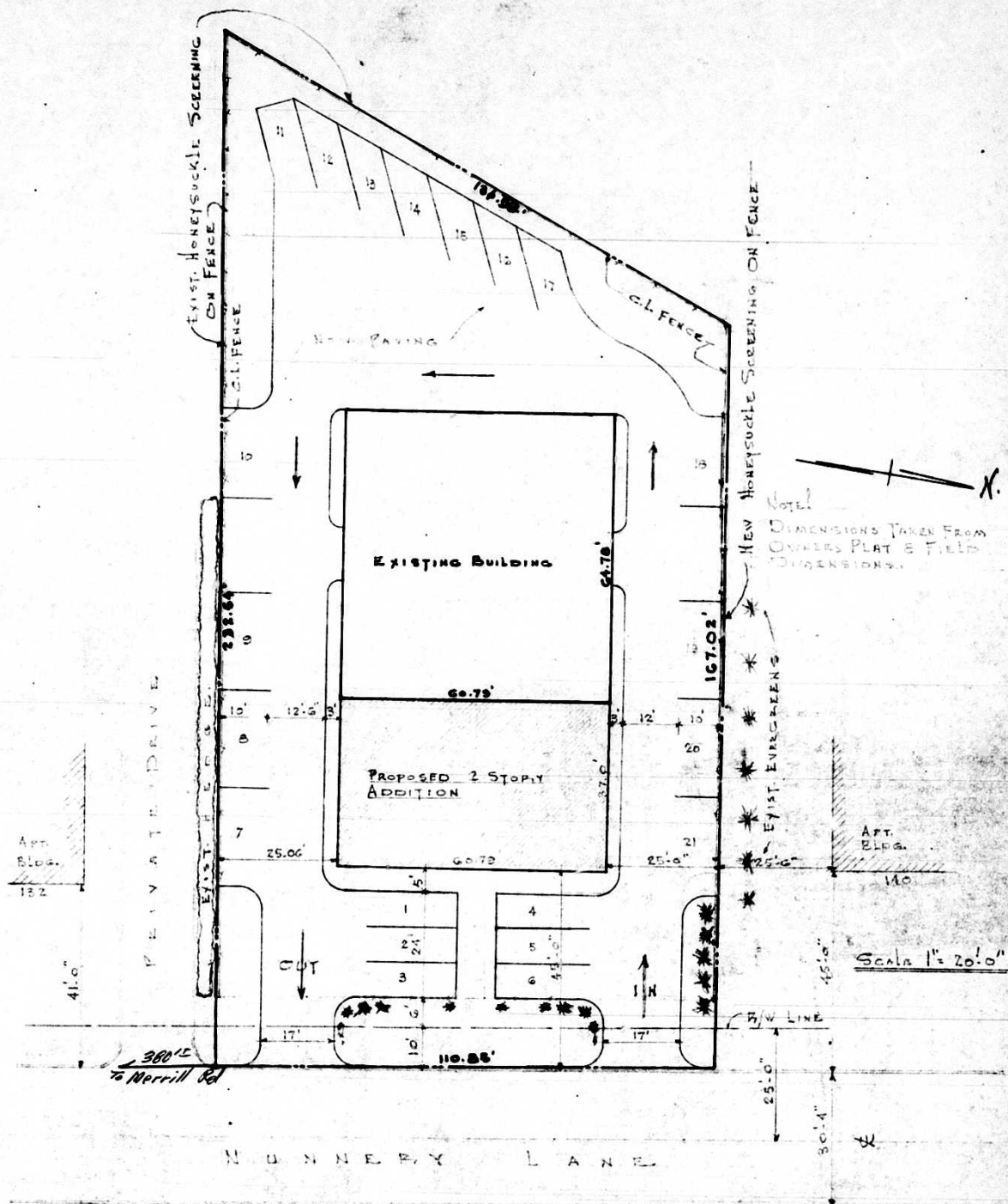
ZONING: Petition for a Variance for Parking Spaces.
LOCATION: West side of Nursery Lane 380 feet North of Merrill Road.
DATE & TIME: TUESDAY, JANUARY 18, 1966 at 10:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a total of 21 parking spaces, instead of the required 31 spaces.
The Zoning Regulation to be amended as follows:
Section 409-2 b (5), 1 for each 200 square feet of total floor area.
All that parcel of land in the First District of Baltimore County.

Beginning for the same at a point on the west side of Nursery Lane, said point of beginning being the beginning of the second parcel of land described in a deed from the Baltimore Transit Company to the Radnor Company, dated February 2, 1948, and recorded among the Land Records of Baltimore County in Liber J.W.B. 1465, folio 62, said point of beginning being distant 380 feet more or less, measured northerly along the west side of said Nursery Lane, from the intersection of said west side of Nursery Lane and the north side of Merrill Road extended westerly, and running thence binding reversely on the last line of the second parcel of said deed South 81 degrees 20 minutes 00 seconds West 232.54 feet, thence North 25 degrees 19 minutes 40 seconds East 131.50 feet to the end of the second line of the first parcel of said deed, thence binding reversely on said second line North 81 degrees 20 minutes 00 seconds East 167.02 feet to intersect the said west side of Nursery Lane, thence binding on said west side of Nursery Lane South 6 degrees 45 minutes 20 seconds East 110.85 feet to the place of beginning.
Containing 0.508 acres of land, more or less.
Being the property of V. J. Mianulli, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, January 18, 1966 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of:
John G. Rose
Zoning Commissioner
Baltimore County



PROPOSED ADDITION TO BUILDING
134-38 NUNNERY LANE
CATONSVILLE BALTIMORE COUNTY, MD.
FOR MR. V. J. MIANULLI - OWNER.

