

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Greentree Realty, Inc., legal owner, of the property situated 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 245.1 (Including Sections 248, 1, 242 and 243), Section 243.2, from 30 feet to 32 feet (side yard); Section 243.3, from 50 feet to 30 feet (rear yard); Section 243.4, from 125 feet to 14 feet, 66 feet, and 100 feet (proximity of structures to residential zoning).

The subject property is to be developed with commercial structures and off-street parking areas on approximately 3.1159 acres. Due to the extreme irregular shape of subject property the proposed commercial buildings cannot be located in compliance with the set back requirements of the Zoning Regulations without undue hardship and practical difficulty being imposed upon the owner. The residential property adjoining the subject property to the South is owned by the same corporation as subject property and a portion of this residentially zoned adjoining property will be used for additional off-street parking in conjunction with the proposed shopping center.

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.

GREENTREE REALTY, INC.
Contract purchaser By: Clark F. MacKenzie Legal Owner (Secretary)
Address Address: 404 Jefferson Building
Towson, Maryland 21204

Protestant's Attorney
Petitioner's Attorney
Address Marjorie Kelly (owner)
1007-5405

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of July 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 15th day of August 1966, at 10:30 o'clock A.M.
DEPUTY Zoning Commissioner of Baltimore County
(over)

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 hardship shown

the above Variance should be had; and it is hereby ordered that

to permit a side yard of 32' instead of the 50'; and to permit a rear yard of 30' instead of the 50'; and to permit 14', 66' and 100' (proximity of structures to residential zoning) instead of the required 125'.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of August 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 side yard of 32' instead of the 50'; and to permit a rear yard of 30' instead of the 50'; and to permit 14', 66' and 100' (proximity of structures to residential zoning) instead of the required 125'.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of hardship shown

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of August 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Greentree Realty, Inc.
1007 Jefferson Building
Towson, Maryland 21204
Attn: Mr. Clark F. MacKenzie
Dear Sir:

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

ADVISORY COMMITTEE: This office will review and submit any necessary comments at a later date.

THE BOARD: The proposed fire hydrants must be indicated on revised plans.

REVIEW OF TRAFFIC ENGINEERING: The revised plans must show the entire ownership and overall development of the petitioners property.

STATE ROAD COMMISSION: The entrance along York Road will be subject to a permit and approval of the State Road Commission.

PLANNING DEPARTMENT: This office will review and submit any necessary comments at a later date.

ADVISORY COMMITTEE: An overall development plan showing the entire ownership and proposed development for the subject property must be submitted to this office prior to the hearing.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties are made aware of plans or conditions 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:

Health Department
Industrial Development Commission
Board of Education
Building Department

Very truly yours,
James E. Pappas
Zoning Technician

cc: Carlisle Brown-Bureau of Engineering
St. Morris Fire Bureau
Richard Brown-Bureau of Traffic Engineering
John Meyer-Roads & Bridges Commission
Albert V. Gushy-Project Planning Division

PETITION FOR A VARIANCE FROM ZONING REGULATIONS

ZONING: Petition for Variance from Zoning Regulations for the purpose of changing the zoning of the property from R-1 to R-2.

LOCATION: Lot 1, Block 1, Subdivision 1, York Road, Towson, Maryland.

DATE & TIME: Monday, August 11, 1966, at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, Towson, Maryland.

The Deputy Zoning Commissioner of Baltimore County, will hold a public hearing on the subject matter of this petition at the time and place specified above.

The purpose of the hearing is to receive testimony from the parties to the petition and from the public, and to make a recommendation to the Zoning Commissioner.

The hearing will be held at the time and place specified above, and the parties to the petition and the public are invited to attend.

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Mr. Edward D. Herdety
Deputy Zoning Commissioner
FROM: George E. Cavallini, Director of Planning
SUBJECT: Petition #67-35-A, Southeast corner of York and Scott Adam Roads.
Petition for Variance to permit a side yard of 32 feet instead of the required 50 feet; and to permit a rear yard of 30 feet instead of the req. 50 feet; to permit 14 feet, 66 feet and 100 feet instead of the required 125 feet (proximity of structures to residential zoning).
Greentree Realty, Inc. - Petitioners.
8th District
HEARING: Monday, August 15, 1966. (10:30 A.M.)
The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition.

Greentree Realty, Inc.
1007 Jefferson Building
Towson, Maryland 21204
Attn: Mr. Clark F. MacKenzie
July 22, 1966

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 19 day of July, 1966.

James E. Pappas
Zoning Technician

Petitioner Greentree Realty, Inc.

Petitioner's Attorney Reviewed by James E. Pappas Chairman of Advisory Committee

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 39475
DATE 7/25/66

TO: Greentree Realty, Inc.
1007 Jefferson Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 67-422

QUANTITY 1

Advertising and posting of property

67-35-A

1566 7219 • 39475 TIP= 7175
61566 7219 • 39475 TIP= 7175

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 Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 39445
DATE 7/25/66

TO: Greentree Realty, Inc.
1007 Jefferson Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 67-422

QUANTITY 1

Petition for Variance

67-35-A

1566 7219 • 39475 TIP= 25.00
61566 7219 • 39475 TIP= 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.

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
10200 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. 301-823-0800

DESCRIPTION

3.1159 ACRE PARCEL - SOUTHEAST CORNER YORK ROAD AND

SCOTT ADAM ROAD EIGHTH ELECTION DISTRICT - BALTIMORE

COUNTY, MARYLAND.

PRESENT ZONING - M1

PROPOSED ZONING - M1 with variances

Beginning for the same at a point on the south side of Scott Adam

Road, as laid out 60 feet wide, said point being at the northeast end of

the gusset line connecting the south side of Scott Adam Road and the east

side of York Road, as laid out 60 feet wide, and shown on the plat entitled

"A Resubdivision of Warren Apartments", said plat being recorded

among the Land Records of Baltimore County in Plat Book R, R. G. 30,

page 96, running thence binding on the south side of Scott Adam Road, (1)

easterly by a curve to the right with a radius of 640.00 feet for a distance

of 262.36 feet, said arc being subtended by a chord bearing N 83°18'00" E

260.72 feet, (2) S 84°56'20" E - 125.13 feet and (3) S 05°01'30" W - 30.00

feet, thence binding on the southwest side of a 65 foot utility easement

shown on Baltimore County - Bureau of Land Acquisition Drawing

RW 65-219-1 and recorded among said Land Records in Liber O, T. G.

4949, page 298, (4) S 35°56'20" E - 85.43 feet, thence (5) S 11°06'00" E

112.72 feet, (6) S 39°05'40" W - 39.05 feet, (7) S 78°54'00" W - 30.00

feet, (8) S 11°06'00" E - 61.00 feet, (9) S 78°54'00" W - 35.00 feet, (10)

feet, (11) S 11°06'00" E - 38.17 feet, (12) S 20°54'20" W - 65.05 feet, (13)

S 78°54'00" W - 63.40 feet, (14) S 45°05'30" W - 91.33 feet, (15)

N 61°04'30" W - 87.00 feet, (16) S 51°15'30" W - 87.00 feet, (17)

S 78°51'30" W - 15.65 feet, to the east side of York Road, thence

binding thereon (17) N 18°26'40" W - 249.35 feet, to the southwest

end of the aforementioned gusset line, thence binding thereon (18)

N 25°33'20" E - 14.14 feet to the place of beginning.

Containing 3.1159 acres of land.

J.O. #65078 JMA:jlm 7/1/66

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Investigations • Reports

MCA
MATZ, CHILDS & ASSOCIATES, INC.

S 11°06'00" E - 38.17 feet, (11) S 20°54'20" W - 65.05 feet, (12)

S 78°54'00" W - 63.40 feet, (13) N 45°05'30" W - 91.33 feet, (14)

N 61°04'30" W - 87.00 feet, (15) S 51°15'30" W - 87.00 feet, (16)

S 78°51'30" W - 15.65 feet, to the east side of York Road, thence

binding thereon (17) N 18°26'40" W - 249.35 feet, to the southwest

end of the aforementioned gusset line, thence binding thereon (18)

N 25°33'20" E - 14.14 feet to the place of beginning.

Containing 3.1159 acres of land.

J.O. #65078 JMA:jlm 7/1/66

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Investigations • Reports

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 22, 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 1966, consecutive weeks before the 25th day of August 1966, the first publication

appearing on the 22nd day of July 1966.

THE JEFFERSONIAN,

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 84 Date of Posting 7-28-66

Posted for Greentree Realty, Inc.

Petitioner Greentree Realty, Inc.

Location of property 5860 York Rd. and Scott Adam Rd.

Location of Sign 10 ft. from S. side of York Rd.

Sign and posted 10 ft. from York Rd.

Remarks Robert L. Buehler

Posted by Robert L. Buehler Date of return 8-1-66

**PETITION FOR
A VARIANCE
IN DISTRICT**

ZONING: Petition for Variance for side and rear yards and proximity of structures to Residential Zone.

LOCATION: Southeast corner of York and Scott Adam Roads.
DATE & TIME: MONDAY, AUGUST 15, 1966 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Deputy 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 side yard of 32 feet instead of the 50 feet; and to permit a rear yard of 50 feet instead of the 50 feet; to permit 14 feet, 66 feet and 190 feet (proximity of structures to residential zoning), instead of the required 125 feet.

The Zoning Regulations to be excepted as follows:

Section 255.1 (including Sections 248.1, 243 and 245 Side Yards - 50 feet

Section 244.3 - Rear Yards - 50 feet

Section 243.4 - No building or other structure shall be closer than 125 feet at any point to the nearest boundary line of a residential zone.

All that parcel of land in the Eighth District of Baltimore County

Beginning for the same at a point on the south side of Scott Adam Road, as laid out 60 feet wide, said point being at the northeast end of the easement connecting the south side of Scott Adam Road and the east side of York Road, as laid out 66 feet wide, and shown on the plat entitled "A Resubdivision of Warren Apartments", said plat being recorded among the Land Records of Baltimore County in Plat Book R.R.G. 30, page 95, running thence binding on the south side of Scott Adam Road, (1) easterly by a curve to the right with a radius of 610.00 feet for a distance of 262.56 feet, said arc being subtended by a chord bearing N 83 degrees 18' 30" E 260.72 feet, (2) S 84 degrees 56' 20" E - 125.13 feet and (3) S 05 degrees 35' 40" W - 30.00 feet, thence binding on the southwest side of a 65 foot utility easement shown on Baltimore County - Bureau of Land Acquisition Drawing RW 65-219-1 and recorded among said Land Records in Liber O.T.G. 4549, page 298, (4) S 35 degrees 56' 20" E - 85.43 feet, thence (5) S 11 degrees 06' 00" E - 112.72 feet, (6) S 39 degrees 05' 40" W - 39.65 feet, (7) S 78 degrees 54' 00" W - 30.00 feet, (8) S 11 degrees 06' 00" E - 61.00 feet, (9) S 78 degrees 54' 00" W - 35.00 feet, (10) S 11 degrees 06' 00" E - 38.17 feet, (11) S 20 degrees 54' 30" W - 69.05 feet, (12) S 78 degrees 54' 00" W - 63.40 feet, (13) N 45 degrees 05' 30" W - 91.33 feet, (14) N 61 degrees 04' 30" W - 87.00 feet, (15) N 81 degrees 15' 30" W - 87.00 feet, (16) S 78 degrees 54' 30" W - 15.05 feet, to the east side of York Road, thence binding thereon (17) N 18 degrees 26' 40" W - 249.35 feet to the southwest end of the aforementioned easement line, thence binding thereon (18) N 26 degrees 37' 20" E - 14.14 feet to the place of beginning.

Containing 3.1152 acres of land.

Being the property of Greentree Realty, Inc. as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, August 15, 1966 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
EDWARD D. HARDESTY,
DEPUTY ZONING COM-
MISSIONER OF
BALTIMORE COUNTY.

July 28,

**OFFICE OF
THE BALTIMORE COUNTIAN**

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

August 1, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Deputy Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of ~~these~~ weekly newspapers published in Baltimore County, Maryland, once a week for One ~~successive~~ week before the 1st day of August, 1966, that is to say the same was inserted in the issues of

July 28, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager.

R. 7c.

