

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Arnold H. Kipperper
202 North Horse Road
Baltimore, Maryland 21211

RECLASSIFICATION: From R-6 and B-L to M-L, for Willy K. Simon.
Located on S/W of Glen Arm Rd.
1090' N/W of Long Green Pike.
11th District
(Item 2 - October 18, 1966)

Dear Sir:

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

REMARKS OF ENGINEERING:
Water and sewer not available.
Road-width and load is to be developed on a minimum 60' right-of-way.

INDUSTRIAL DEVELOPMENT COMMISSION:
This commission will review the subject petition, and submit any necessary 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:

Fire Department
Health Department
Bureau of Traffic Engineering
State Roads Commission

Very truly yours,

James S. Myers
JAMES S. MYERS, Principal
Zoning Technician

cc: Carlisle Brown - Bureau of Engineering
George Hill - Industrial Development Commission
John Meyers - State Roads Commission

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Willy K. Simon, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 & B-L zone to an M-L zone; for the following reasons:

Change in neighborhood and error in zoning map.
1. Section 286.1 to Section 243.3 to permit a rear yard of 48' instead of the required 50'.
2. Section 243.4 to permit a structure to be located 48' from a residential zone instead of the required 125'.
3. Section 286.2 to permit a side yard of 12' 4" on the east side instead of the required 30'.
See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for light manufacturing purposes.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above reclassification and/or Special Exception 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: *Willy K. Simon*
Address: *Glen Arm Rd. Towson, Md.*
Legal Owner: *Willy K. Simon*
Petitioner's Attorney: *John H. Brown*
Protestant's Attorney: *John H. Brown*
Address: *202 North Horse Rd. Baltimore, Md.*

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of October, 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 23rd day of November, 1966, at 10:00 o'clock A.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 9, 1966

FROM: George E. Gavrill, Director of Planning

SUBJECT: Petition #67-109-RA, Southwest side of Glen Arm Road 1090 feet Northwest of Long Green Pike.
Petition for Reclassification from R-6 & B-L to M-L Zone.
Petition for Variance to permit a rear yard of 48 feet instead of the required 50 feet; to permit a structure to be located 48 feet from a residential zone instead of the required 125 feet; and to permit a side yard of 12 feet 4 inches instead of the required 30 feet on the east side.
Willy K. Simon - Petitioner

11th District

HEARING: Wednesday, November 23, 1966. (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 and B-L to M-L zoning. It has the following advisory comments to make with respect to pertinent planning factors:

- The staff notes that the subject property now is substantially zoned for non-residential purposes and that portions of the property are across the street from existing industrial zoning. Although the staff would much prefer a more restrictive industrial zone - M.R. or M.L.R. - here, it offers no adverse comment regarding reclassification for industrial purpose here. In some measure, industrial zoning is preferable to commercial zoning inasmuch as outright commercial uses would be prohibitive on those portions of the property which abut or are across the street from residential tracts.
- The planning staff would suggest, however, that possible granting of industrial zoning extend no further to the southwest than the north 46 degrees - 46 minutes west boundary line as described in this petition.

GEG:ams

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 16 day of OCT, 1966.

Petitioner: *Willy K. Simon*
Petitioner's Attorney: *John H. Brown*
Reviewed by: *James S. Myers*
Chairman of Advisory Committee

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

TO: The U.S. Steel Co.
Glen Arm, Maryland

REPORT TO ACCOUNT NO. 66-622
QUANTITY: 1
TOTAL AMOUNT: \$6.00

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Reclassification & Variance #67-109-RA	\$6.00
1	19514 1956 * 42222 TIP-	\$6.00

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.

RE: PETITION FOR RECLASSIFICATION
From R-6 and B-L Zones to M-L Zone - Variances to Sections 243.3; 243.4 and 286.2 of Zoning Regulations - S/W Side Glen Arm Road 1090' N/W Long Green Road, 11th District - Willy K. Simon, Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 67-109-RA

The petitioner, in the above entitled matter, seeks reclassification, from R-6 and B-L Zones to a M-L Zone, of property on the southwest side of Glen Arm Road 1090 feet northwest of Long Green Pike and the following variances:

- Section 243.3 - to permit a rear yard of 48 feet instead of the required 50 feet;
- Section 243.4 - to permit a structure to be located 48 feet from a residential zone instead of the required 125 feet as existing building and new building from rear lot line.
- Section 286.2 - to permit a side yard of 12 feet 4 inches on east side instead of the required 30 feet, and
- Section 243.4 - to permit a structure to be located within 75 feet of the front property line or residential zone for the new building.

As the petitioner has proven change in the area to warrant the rezoning of the subject property, the reclassification should be had.

As strict compliance with the Baltimore County Zoning Regulations pertaining to the requested variances would result in practical difficulty and unreasonable hardship upon the petitioner and the variances would give relief without substantial injury to the public health, safety and general welfare of the locality, the variances should be granted.

It is this 15th day of December, 1966, by the Zoning Commissioner of Baltimore County ORDERED that the herein described property or area should be reclassified from R-6 and B-L Zones to a M-L Zone.

It is further ORDERED that the following variances should also be granted:

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

TO: The U.S. Steel Company
Glen Arm, Maryland

DEPOSIT TO ACCOUNT NO. 66-622
QUANTITY: 1
TOTAL AMOUNT: \$6.75

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property #67-109-RA	\$6.75
1	11366 2454 * 42263 TIP-	\$6.75

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.

Reported
67-109-RA
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 11-17-66

Posted for: *James S. Myers* 11-17-66

Petitioner: *Willy K. Simon*

Location of property: *SW of Glen Arm Rd. 1090' NW of Long Green Rd.*

Location of Signs: *Same as last posting*

Remarks: *Robert L. Biddle*

Posted by: *Robert L. Biddle* Date of return: 11-17-66

- To permit a rear yard of 48 feet instead of the required 50 feet;
- To permit a structure to be located 48 feet from a residential zone instead of the required 125 feet as existing building and new building from rear lot line.
- To permit a side yard of 12 feet 4 inches on east side instead of the required 30 feet, and
- To permit a structure to be located within 75 feet of the front property line or residential zone for the new building.

The approval of the site plan for the development of said property is subject to State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

James S. Myers
Zoning Commissioner of Baltimore County

EDWIN J. KIRBY
REGISTERED SURVEYOR
1711 E. 28th STREET
BALTIMORE, MD. 21218

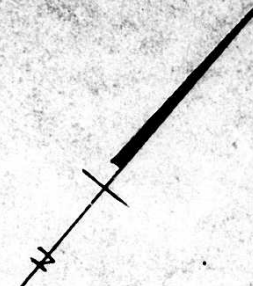
Zoning Description - Willy K. Simon Br. - Glen Arm, 11th District, Baltimore County, Md.

Beginning for the same at a monument heretofore set on the southwesternmost side of Glen Arm Road as laid out 30 feet wide said point being distant 1090 feet more or less measured northwesterly along the abovementioned side of Glen Arm Road from the intersection thereof with the northwesternmost side of Long Green Pike, said point being also at the intersection of the former northwesternmost right of way line of the Maryland and Pennsylvania Railroad and the abovementioned side of Glen Arm Road and running thence and binding on the lastmentioned right of way line the eight following courses and distances as follows viz: South 50 degrees 15 minutes West 500 feet, South 51 degrees 45 minutes West 100 feet, South 49 degrees 15 minutes West 50 feet South 46 degrees 30 minutes West 50 feet, South 44 degrees 30 minutes West 50 feet, South 42 degrees 30 minutes West 50 feet, South 40 degrees 30 minutes West 50 feet, South 39 degrees 00 minutes West 60 feet, thence crossing said former right of way North 46 degrees 30 minutes West 44 feet, to the northwesternmost side thereof thence binding thereon the two following courses and distances viz: North 40 degrees 15 minutes West 100 feet North 45 degrees 45 minutes West 50.8 feet to a monument heretofore set, thence North 46 degrees 46 minutes West 175.70 feet to a monument and to intersect the southeasternmost side of the abovementioned Glen Arm Road, thence binding thereon North 46 degrees 40 minutes West 367.85 to a monument, thence leaving said Road South 41 degrees 20 minutes West 132.0 feet to a monument and North 33 degrees 15 minutes West 228.0 feet to a monument and to the abovementioned southwesternmost side of Glen Arm Road thence binding thereon South 50 degrees 54 minutes West 90.85 feet to the plane of beginning, containing 2.84 acres of land more or less.

For Zoning use only.

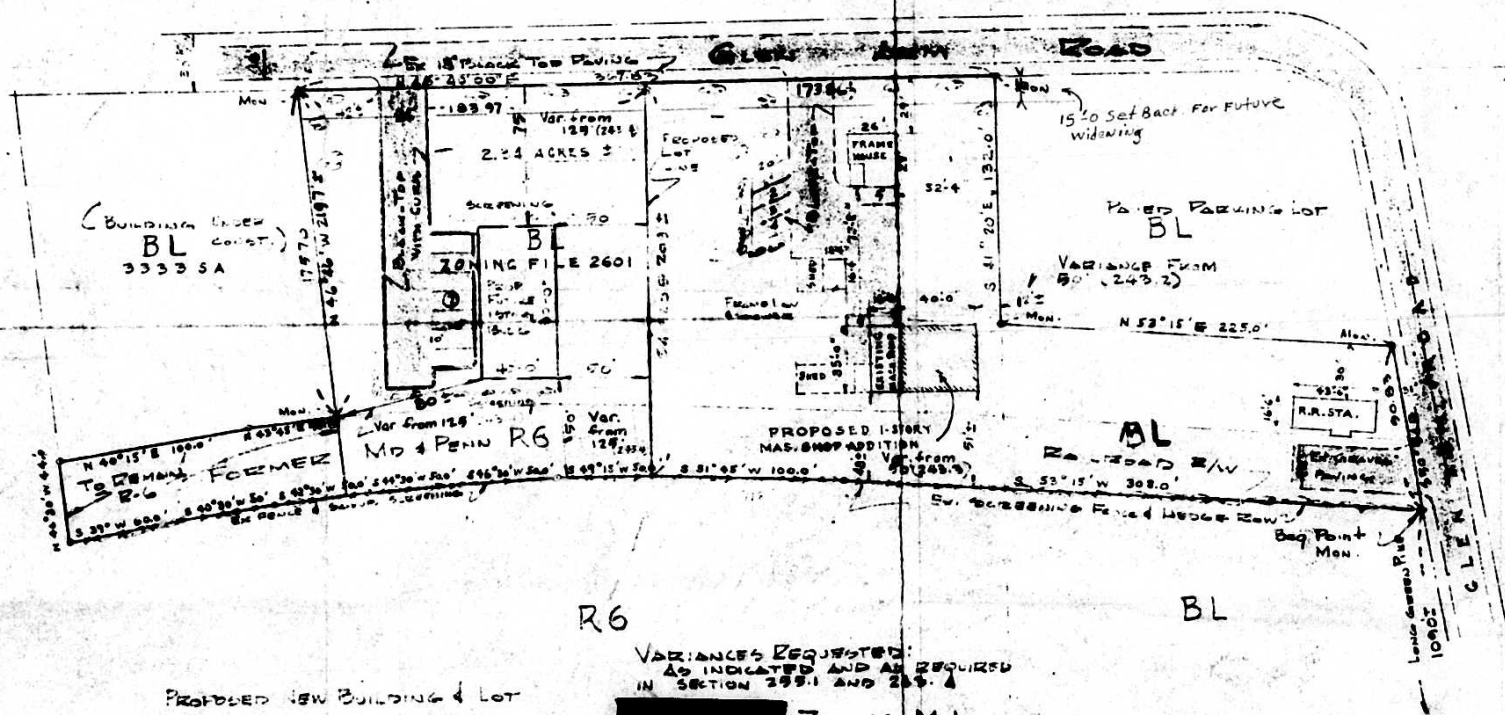
Edwin J. Kirby
Edwin J. Kirby, R.S. 1100
September 27, 1966

ORDER RECEIVED FOR FILING
DATE: 11/17/66
BY: *James S. Myers*



R6

BL



ML

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY Al J. Smith
DATE 10/17/67

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY James E. Nunn
DATE 10-17-67
ZONING COMMISSIONER

PROPOSED NEW BUILDING & LOT
No. of employees - 12-15
No. of required parking spaces - 5
No. of spaces (10-20) - 7

VARIANCES REQUESTED:
AS INDICATED AND AS REQUIRED
IN SECTION 255.1 AND 255.4

ZONING M.L.

No. of employees 7
No. of required parking spaces 5
No. of parking spaces - 5

ZONING PLAT
WILLY KURT SIMONS, JR.
GLEN ARM, 112 DIST
BALTIMORE COUNTY, MD.

EDWIN J. KIRBY, JR.
1711 E. 62ND STREET
BALTIMORE, MD 21206

July 25, 1975

Mr. W.K. Simon
The W.K. Simon Company
P.O. Box 10
Glen Arm, Maryland 21057

RE: Proposed Machine Shop Addition
Case No. 67-109-RA
SW/S of Glen Arm Road, 1090'
NW of Long Green Pike - 11th
Election District
Willy K. Simon - Petitioner

Dear Mr. Simon:

I am in receipt of your letter of July 21, 1975, in which you propose a forty foot (40') by sixty foot (60') addition to the existing machine shop located on the above referenced property.

The property was the subject of a zoning hearing (Case No. 67-109-RA) which granted the existing Manufacturing, Light (M.L.) classification and Variances to permit a rear yard of forty-eight feet (48') instead of the required fifty feet (50'); to permit a structure within forty-eight feet (48') of a residential zone instead of the required one hundred and twenty-five feet (125'); to permit a side yard setback on the east side of twelve feet, four inches (12'4") instead of the required thirty feet (30'); and to permit a structure to be located within seventy-five feet (75') of the front property line.

The proposed addition, as indicated on your accompanying plat, would fall within the limits of the granted Variances with the exception of the two (2) that involve the rear yard setback. This would necessitate a new public hearing for Variances to permit the proposed setback. An alternative would be to construct the addition in a manner that would not encroach on the now required forty-eight foot (48') setback.

Mr. W.K. Simon
Page 2
July 25, 1975

If further explanation or additional information is required, please feel free to contact this office.

Very truly yours,

SED for John
S. ERIC DI NENNA
Zoning Commissioner

SED/JBB, III/scw

cc: Mr. James E. Dyer
Deputy Zoning Commissioner

Mr. James B. Byrnes, III, Chief
Zoning Enforcement Section

✓ Case No. 67-109-RA