

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, Pike Park Mall, Inc., legal owners 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 409.2b (3) & (6) Parking - Request 722 parking spaces instead of the required 876.

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

This is all the land that can be acquired by the shopping center which necessitates a variance for parking.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. If 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.

Address: 300 East 74th St. Legal Owner: John G. Rose
Address: 300 East 74th St. Protestant's Attorney: Frederic E. Waldrop

Masonic Building, Towson, Md. 21204
Fred E. Waldrop, Esq., Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 25th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of November, 1966, at 11:00 o'clock

AM. 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 further appearing that by reason of

a Variance to permit 722 parking spaces instead of the required 876 spaces, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7

day of December, 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 722 parking spaces instead of the required 876 spaces, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY 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 _____ day

of _____, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

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DEPUTY 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 _____ day

of _____, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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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

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IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day

of _____, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

PETITION FOR A VARIANCE

1st DISTRICT

ZONING: Petition for Variance for Parking.
LOCATION: North side of The Baltimore National Pike 2350 Feet West of Rolling Road.

DATE & TIME: MONDAY, NOVEMBER 28, 1966 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 1/2 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 722 parking spaces instead of the required 876 spaces.

The Zoning Regulation to be excepted as follows:

Section 409.2 (b) 3 - Dance hall, night club or restaurant - 1 for each 50 square feet of total floor area.

Section 409.2 (b) 6 - Buildings devoted to retail trade - 1 for each 200 square feet of total floor area.

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

Being the property of Pike Park Mall, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Dates: Monday, November 28, 1966 at 11:00 A.M.
Public Hearings: Room 106, County Office Building, 111 1/2 Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Registration No. 1577



William M. Maguadier

County Surveyor

Professional Engineer and Land Surveyor

Court House

Towson, Md. 21204

For Purpose of Zoning Only RE: Petition for Parking Variance

All that piece or parcel of land situate, lying and being in the First Election District of Baltimore County, State of Maryland, and described as follows:

Beginning for the same on the northerly side of The Baltimore National Pike and at the end of the tenth or south 64 degrees east 89.63 feet line of the land conveyed by Concetta Farone, widow to Pike Park Mall Inc. by a deed dated April 15th 1965 and recorded among the land records of Baltimore County in Liber R.R.G. No. 4446 folio 246 etc, said beginning point also being distant 2350 feet more or less northwesterly along the northerly side of the Baltimore National Pike from the center of Rolling Road running thence and binding on the northerly side of said pike north 64 degrees zero minutes west 89.63 feet and by a line curving northwesterly toward the right having a radius of 7564.44 feet a distance of 522.01 feet to the end of the eighth line in said deed thence leaving the pike and binding reversely on the eighth, seventh and sixth lines therein the following three courses and distances viz: north 30 degrees 21 minutes 38 seconds east 138.95 feet and north 61 degrees 40 minutes 45 seconds west 96.02 feet and south 30 degrees 21 minutes 38 seconds west 152.60 feet to the northerly side of said pike, thence binding thereon by a line curving northwesterly toward the right having a radius of 7564.44 feet a distance of 80.75 feet thence leaving the pike and binding reversely on the outline in the aforesaid deed the five following courses and distances viz: north 26 degrees 43 minutes 53 seconds east 556.95 feet to a point in or near the center of Powers Lane and binding in or near the center of said Lane south 62 degrees 16 minutes 13 seconds east 584.63 feet and leaving the Lane and running south 27 degrees 46 minutes 46 seconds west 411.52 feet and north 62 degrees 16 minutes 13 seconds west 190.50 feet and south 26 degrees 16 minutes 07 seconds west 153.87 feet to the place of beginning. Containing 11.788 acres of land more or less.

W. M. Maguadier

November 3, 1966

Fred E. Waldrop, Esq.
Hessie Building
Towson, Md. 21204

NOTICE OF HEARING
Re: Petition for Variance for Pike Park Mall, Inc.
#67-112-A

TIME: 11:00 A.M.
DATE: Monday, November 28, 1966
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND.

ZONING COMMISSIONER OF
BALTIMORE COUNTY

Fred E. Waldrop, Esquire
Hessie Building
Towson, Maryland 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
25 day of OCT, 1966.

JOHN G. ROSE
Zoning Commissioner

Petitioner: Pike Park Mall, Inc.

Petitioner's Attorney: Fred E. Waldrop

Reviewed by: James E. Dyer
Chairman of
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 18, 1966
FROM: George E. Gavrelis, Director of Planning
SUBJECT: Petition #67-112-A. North side of the Baltimore National Pike 2350 feet West of Rolling Road. Petitioner for Variance to permit 722 parking spaces instead of the required 876 spaces. Pike Park Mall, Inc. - Petitioners.

1st District

HEARING: Monday, November 28, 1966. (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the off-street parking requirements. If the variance is granted, can the petitioner conclusively show that he can effectively accommodate the parking demand of people doing business in the proposed center?

GEG:dms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
10. 2000

October 27, 1966

Fred E. Waldrop, Esquire
Hessie Building
Towson, Maryland 21204

RE: Variance to Section 109.2b to permit 722 parking spaces instead of the required 876, for Pike Park Mall, Inc. Located on the S/S of Baltimore National Pike 2350' West of Rolling Rd. 1st District. (Item 1 - October 15, 1966)

Dear Sir:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 days nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-3000, Extension 353.

Very truly yours,

James E. Dyer
JAMES E. DYER, Principal
Zoning Technician

JED:dym

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

November 18, 1966

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
10. 2000

GEORGE E. GAVRELIS
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

Fred E. Waldrop, Esq.
Hessie Building
Towson, Md. 21204

Dear Sir:

The enclosed memorandum is sent to you in compliance with Section 23-22 of the 1961 Supplement of the Baltimore County Code.

Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Staff testify, it will be necessary for you to summons him through the Sheriff's Office.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba
encl:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 18, 1966
FROM: George E. Gavrelis, Director of Planning
SUBJECT: Petition #67-112-A. North side of the Baltimore National Pike 2350 feet West of Rolling Road. Petition for Variance to permit 722 parking spaces instead of the required 876 spaces. Pike Park Mall, Inc. - Petitioners.

1st District

HEARING: Monday, November 28, 1966. (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the off-street parking requirements. If the variance is granted, can the petitioner conclusively show that he can effectively accommodate the parking demand of people doing business in the proposed center?

GEG:dms

Fred E. Waldrop, Esq.
Hessie Building
Towson, Md. 21204

NOTICE OF HEARING
Re: Petition for Variance for Pike Park Mall, Inc.
#67-112-A

TIME: 11:00 A.M.
DATE: Wednesday, December 7, 1966
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND.

ZONING COMMISSIONER OF
BALTIMORE COUNTY

December 7, 1966

Fred E. Waldrop, Esq.
Hessie Building
Towson, Maryland 21204

Re: Petition for Variance for Pike Park Mall, Inc.
#67-112-A

Dear Sir:

This is to advise you that \$75.25 is due for advertising and posting of the above property.

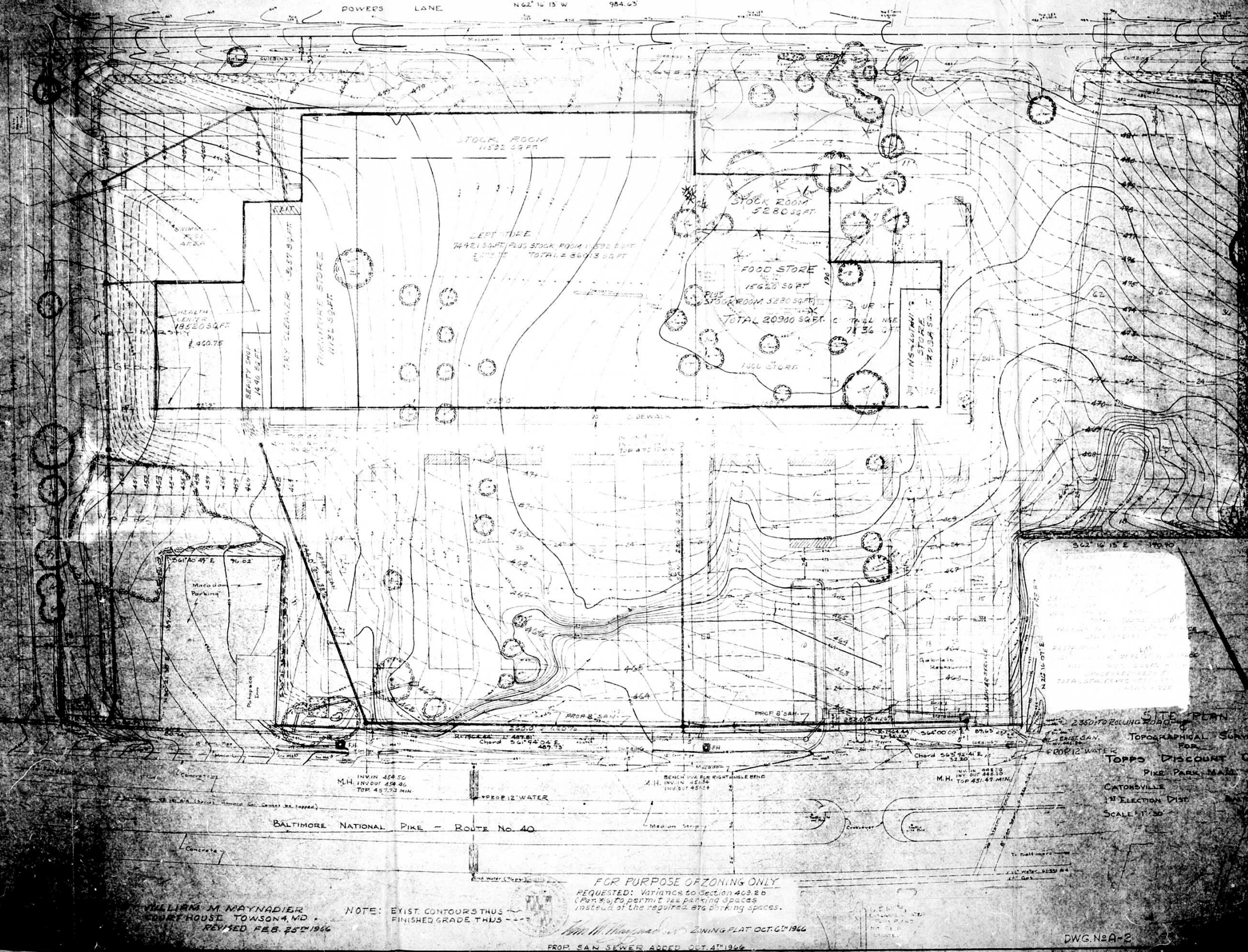
Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Room 119, County Office Building.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

TELEPHONE 825-3000 EXT. 387		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 44393 DATE: April 13, 1967	
TO: Pike Park Mall, Inc. 30 East 42nd Street New York N.Y. 10017		BILLED Zoning Dept. of Balto. Co.			
DEPOSIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$75.25	
QUANTITY		DETAILS ADVICE PERFORMANCE AND ASSESS THIS PORTION FOR YOUR RECORDS		COST	
Advertising and posting of property #67-112-A		1-18-67		75.25	
		1-18-67			
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					



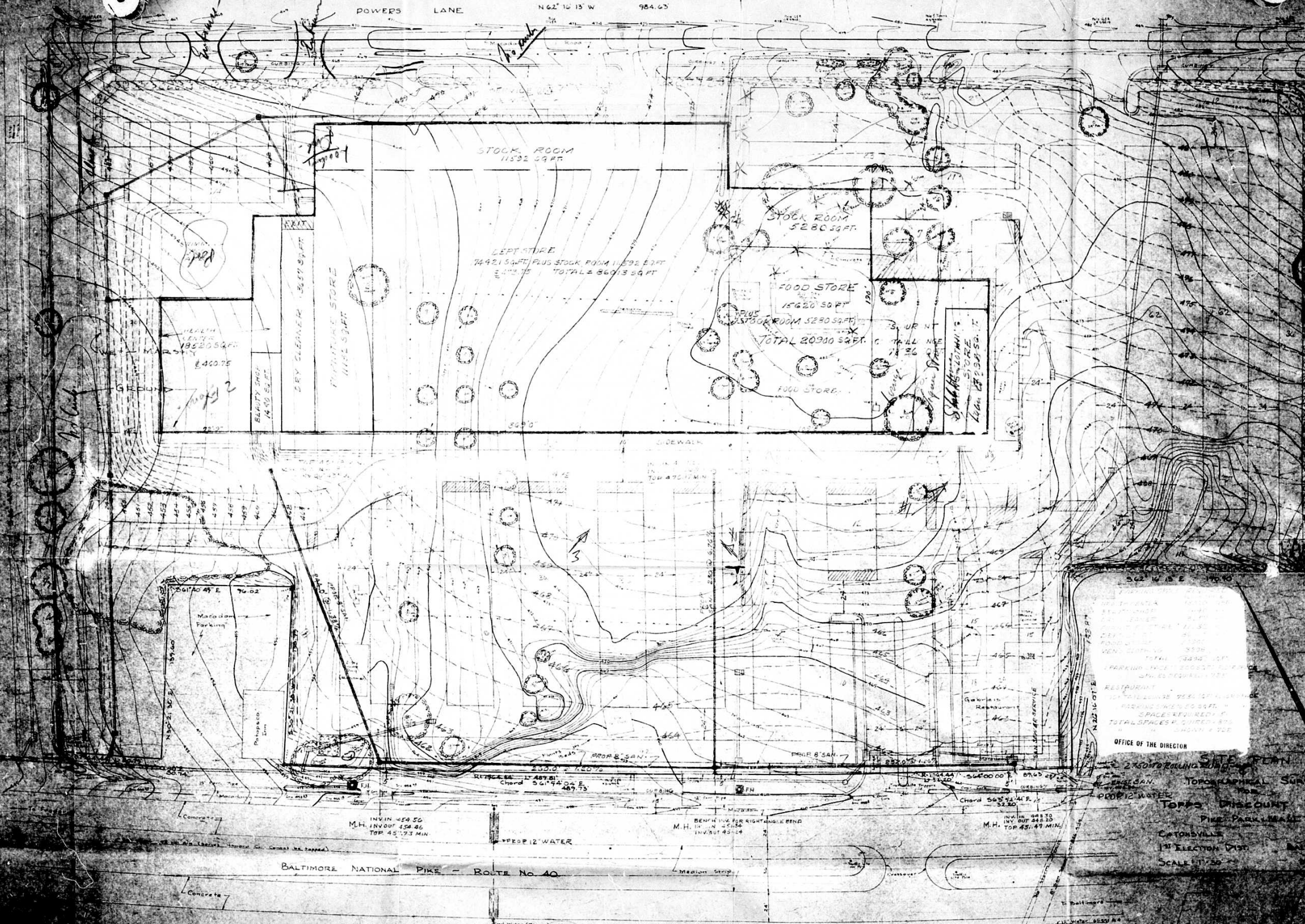
WILLIAM M. MAYNARD
COURT HOUSE TOWSON, MD.
REVISED FEB. 25, 1966

NOTE: EXIST. CONTOURS THUS
FINISHED GRADE THUS

FOR PURPOSE OF ZONING ONLY
REQUESTED: Variance to Section 403.2 b
(For 9%) to permit 724 parking spaces
instead of the required 874 parking spaces.

W. M. Maynard
ZONING PLAN OCT. 6, 1966
PROP. SAN SEWER ADDED OCT. 4, 1966

DWG. N2A-2



OFFICE OF THE DIRECTOR
 2450 TOWSON ROAD
 TOWSON, MARYLAND
 21204
 PHONE 244-1111
 TELETYPE 244-1111
 CABLE 244-1111
 FAX 244-1111
 E-MAIL 244-1111
 WWW.244-1111

BALTIMORE NATIONAL PIKE - ROUTE No. 40

OFFICE OF THE DIRECTOR
 WILLIAM M. MAYNARDIER
 COURT HOUSE TOWSON 4, MD
 REVISED FEB. 25TH 1966

NOTE: EXIST. CONTOURS THUS
 FINISHED GRADE THUS

FOR PURPOSE OF ZONING ONLY
 REQUESTED: Variance to Section 403.20
 (Part 1) to permit 122 parking spaces
 instead of the required 676 parking spaces.

W. M. Maynardier, P.E. ZONING PLAT OCT. 6TH 1966

PROP. SAN SEWER ADDED OCT. 4TH 1966

DWG. N.E.A. 2