PETITION FOR ZONING RECEASIFICATION AND OR SPECIAL EXCEPTION AND VARIANCE 67-147-XF

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

... zone to an SN-3-A to the Zoning Law of Baltimore County, from an...

X-A

E/S Haryl uashingto

Variance from Section 255.1 and 243.4 of the Baltimore Journy Zoning Regulations to permit a structure to be located within 50 feet of a residential zone instead of required 125 feet

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 ... truck terminal

Property is to be posted and advertised as prescribed by Zoning Regulations. property is to be posted and advertised as preservoired by coming tregulations.

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

Address 7803 Pulaski Highway

Baltimore, Murcland 20224

PATAPSOD DEVELOPMENT CORPORATION 1966

Joseph J. Jerriu, Legal Owner L.

Protestant's Attorney

MEA CODE 301

J. There W. Isheit, Jr. Petitioner's Attorney

Address . 101 Jefferson Building Towson, Maryland 21204

. 196_ 5 that the subject matter of this petition be advertised, as Commissioner of Baltimore County in Room 106, County Office Bailding in Towson, Baltimore

Zoning Commissioner of Baltimore Cor.aty

LAW OFFICES J ELMER WEISHEN JR.

TOWSON, MARYLAND 21204 September 14, 1967

County Board of Appeals Room 301 County Office Building Towson, Maryland 21204

Re: Patapseo Development Corporation S/S Maryland Avenue 110' W. of Washington Avenue - 13th District

It would be appreciated if this case could be postponed until some time after the first week in November by agreement of all counsel concerned. It would be appreciated if notice of the new date could be distributed as soon as possible

Very truly yours,

Edward C. Covahey, Jr

ECC:nab

RE: PETITION FOR SPECIAL EXCEPTION FOR TRUCK TERMINAL and VARIANCE Terminal and Vakiance from Secs. 255.1 and 243.4 S/S Maryland Avenue 110' W. of Washington Avenue, 13th District, Patapsco Development Corporation,

REFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 67-147-XA

ORDER OF DISMISSAL

Petition of Patapsco Development Corporation for special exception for truck terminal and variance from Sections 255.1 and 243.4 of the Baltimore County Zoning Regulations, on property located on the south side of Maryland Avenue 110 feet west of Washington Avenue, in the 13th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of appeal filed November 22, 1967 from the attorney representing the protestants-appellants in the above entitled matter.

WHEREAS, the said attorneys for the said protestants-appellants request that the appeal filed on behalf of said protestants be dismissed and withdrawn as of November 22, 1967.

It is hereby ORDERED this 22nd day of November, 1967, that said appeal be and the same is Dismissed.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairman

Walter A Reiter

RE: PETITION FOR SPECIAL EXCEPTION For Truck Terminal - Variance to Zoning Regulations S/S Maryland Ave. 110' W. Washington Avenue, 13th District

OF

APPEALS

NOTICE OF DISMISSAL

Please enter a Dismissal of the Appeal filed in the above entitled case.

Betty L. Richer, his wife 2830 Rose Avenue Baltimore, Haryland 21227

Gertrude Richer 3251 Magnolfa Avenue Baltimore, Maryland 21227

anterna Kantatis

Mary Laukeitis, his wife, 3245 Magnolia Avenue Baltimore, Maryland 21227

Carl Hardesty Mae Hardesty, his wife

Mae Hardesty, his wife 2815 Rose Avenue Baltimore, Maryland 21227

Frank Harvey

Ayndall Harvey, his wise 1902 Rose Avenue Baltimore, Maryland 21227

Mildred Nelson, his wife 3012 Maryland Avenue Beltimore, Maryland 21227

Patricia Ege, his wife 2055 Louisiana Avenue Baltimore, Maryland 21227

2827 Georgia Avenue Baltimore, haryland 21227

Charles Immler 2827 Vermont Avenue Baitimore, Maryland 21227

Dorothy Strictland 2806 Plorida Avenue Baltimore, Maryland 21227

Dolores O'Conneil 3019 Michigan Avenue Baltimore, Haryland 21227 Robert Johnson

Baltimore, Maryland 71227

. 2 .

Mildred E. McDonald, his wife 3241 Magnolia Avenue Saltimore, Maryland 21227

LAW OFFICES J. ELMER WEISHEIT, JR. TOWSON, MARYLAND 21204 September 29, 1957

AREA CODE 301

County Board of Appeals County Office Building Towson, Maryland 21204

Attention: Wil'iam Baldwin, Esq.

Re: Patapsco Development Corporation S/S Maryland Avenue 110' W. of Washington Avenue - 13 District

Dear Mr. Baldwins

It would be appreciated if this case could be scheduled for hearing some time after November 15, 1967. All counsel in the case are agreed to the trial of this matter some time during the litter part of November.

Edward C. Covahey, Jr.

Elsie Staab, his wife 3215 Magnolia Avenue Baltimore, Maryland 21227

Fred Knoth

Katie Knoth, his wife
3716 Baltimore Avenue
Baltimore, Maryland 21227

See below Walter Naravas

2933 Maryland Avenue

Arlene Navaras
Arlene Navaras
Arlene Navaras
Author De Britton

Irma DuBritton, his wife, & Arthur, husban 2858 Louisiana Avenue Baltimore, Maryland 21227

Mary Faringer 2856 Louisiana Avenue Balcimore, Maryland 21227

Burnard Hoffman

Plorence Hoffman, his wife 2853 Louisiana Avenue Baltimore, Maryland 21227

- 3 -

Charlotte S. Byron, his offe 2051 Louisiana Avenue Baltimore, Haryland 21227

EE: PETITION FOR SPECIAL EXCEPTION : For Truck Terminal - Variance to Zoning Ragulations S/S Maryland Ave. 110 %. Washington Avanue, 13th District -

Patapsco Development Corp.,



NOTICE OF APPEAL

MR. COMMISSIONER:

Please enter an appeal to the County Board of Appeals on your Order date bruary 1, 1967, in the above entitled case, granting the variance which had

een requested, on behalf of the following persons, property owners and

taxpayers of Bultimore County:

Calvin E. Richer and Betty L. Richer, his wife 2830 Rose Avenue Balcimore, Maryland 21227

3251 Magnolis Ave us Baltimore, Maryland 21227

Ambrose Lauksitis and Mary Lauksitis, his wife 3265 Augnolia Avenue Baltimore, Maryland 21227

Earl Hardesty and Mae Hardesty, his wife 2015 Rose Avenue Baltimore, Haryland 2122/

Frank Harvey and Lyndall Harvey, his wife 2820 Rose Avanue Haltimore, Haryland 21227

Whiter Melson and Mildred Melson, his wife 3012 Maryland Avenue Baltimore, Maryland 21227

Donald Eje and Patricia Spe, his wife 2055 Louisiana Aventa Baltimora, Maryland 21227

5. All requirement under a Baltimore County Public Morks Agreement have been fulfilled including the deposit of all required monies by the owners, letting the top the finitial theory services and owners, letting the func

It is further ORDERED that the variance requested to permit a structure to be located within 50 feet of a Tesiden-tial zone instead of the required 125 feet should be granted. The approval of the site plan for the development of said property is subject to the Bureau of Public Services and the Office of Planning and Zoning. Charles Immler 2027 Vermont Avenue Baltimore, Maryland 21227

Dorothy Strickland 2806 Florida Avenue Baltimore, Maryland 21227

Dolores O'Connell 3019 Michigan Avenue Baltimore, Maryland 2121/

Robert Johnson and Patricia Johnson, his wife 3249 Magnolia Avenue Baltimore, Maryland 21227

Frank McDonald and Mildred E. McDonald, his wifn 3241 Magnolia Avenue Beltimore, Maryland 21227

Katharina Keller 3223 Megnolia Avenue Baltimore, Maryland 21227

Fred Staab and Elsie Staab, his wife 3215 Magnolia Avenue Baltimore, Maryland 21227

Fred Knoth and Katte Knoth, his wife 3716 Baltimore Avenue Baltimore, Maryland 21227

Walter Heravas and Arline Meravas, his wife 2933 Meryland Avenue Baltimore, Meryland 21227

Arthur DuBritton and Irms DuBritton, his wife 2858 Louisians Avenue Beltimore, Maryland 21227

Mary Faringer 2655 Louisiana Avenue Baltimore, Maryland 21227

Bernard Hoffman and Florence Hoffman, his wife 2853 Louisians Avenue Baltimore, Maryland 21227

Arthur E. Byron and Charlotte S. Byron, his wife 2851 Louisiana Avenue Baltimore, Maryland 21227

AMES S. SPAMER & ASSOCIATES

#67-147KA

MAP

HIS

Zoning Description for Patapago Industrial Site Parcel A
Ref: Zoning Request No. 1 See Plat dated 12/15/66 HV WOL 12/15/66

PARCEL A

SHEET 1 07 1

*** PARCEL A Set. 24 the beginning of Parcel B of that land which by a dead dated Scenebur 26, 1952 and recorded smong the Land Sub-School B of Hattiners County in Liber Records of Hattiners and Hattiners of Hattiners and Hattiners of Hattiners of Hattiners and Hattiners of SEL. 24 1

Containing 17.48 acres of land more or less

Bein, all of Parcel B of that land which by a deed dated December 26, 1962 and recorded among the Land Records of Raltimore County in Liber R.R.G. No. 1000, folio 156 was conveyed by Harry A. Smuck and Thelma Smuck, his wife, to Stanley Holding Company.

"Said point of beginning being on the south side of Maryland Avenue (50 feet wide) at the distance of 110 feet westerly from the intersection of the south side of Maryland Avenue with the center line of Mashington Avenue (50 feet wide).

MmO. Lutte William O. Luette, Jr. L.S. & P.E. #2005



IMES S. SPAMER S. ASSIDE ATES DECEMBRAL ENDINCERS & LAND BURNEY, 8017 YORK READ - TOWSON, MO. 21204

Bounds, Schools x Slort

Wern of felale

Assumers to the Appellants - Nolestants Hedited Center West 600 Baltimore National Pike Baltimore, Maryland 21228 744-6200

Lennech D Steme

Farcel B | Lot 1 | Zening Length on a 1-122 DATE :/17/64 Bester 1 6/22/66 Ref Zoring Request No 7 ex Plat dated 12, 15,00

first, little or tele : Prantorial for the 35.23 fact line of Parcel

. .

Fig. 2) For time of Percel of that has any above and the second percel among the land second of filters to see the second percel among the land second of filters to see the land and of the land second of filters to see the land of the land second of filters to see the land of the l 11 ins SW-SA

Sontaining 8.1 11 Acres of 1and more or less.

Being a part of Parcel B of that land which by a deed dated December 26, 1862 and recorded among the Land Records of Balthrere County in Liker R.S.C. No. 5000 folio 166 was conveyed by Marry A. mack and Thelma Smack, his wife, 50 Stanley Holding Company.

Subject to 20 foot elements for utilities and drainage along lines 1 and lines 12 and 1) of the above description and as shown on a class pared by James 3. Schem 2 Associates extitles Tempero Industrial little intended to be recorded among the land floworsh of Bail fore County.

Said stone "the being on the goath side of Papyland Avghue (50 feet

Sate some six being on the gouth side of Maryland Auguse (50 feet wide) at the distance of 10 feet wester? Join to 10 feet to 10 feet wester? Join to 10 feet wester? Join to 10 feet wide of Maryland Auguse with him corner line (50 feet wide).

RC: PETITION FOR SPECIAL EXCEPTION For Truck Terminal - Variance to Zoning Regulations 5/5 Maryland Ave. 110' M. Mashing-ton Ave., 13th District -Patapsco Development Corp., Petitioner

77 CT.

\$67-147XA

MAP

#13 th 584.24

"XA"

REFORE ZONING COMMISSIONER

BALTIMORE COUNTY No. 67-147-XA

.

The petitioner in the above entitled matter has requested a special exception for Truck Terminal on the south side of Maryland Avenue, 10 feet west of Washington Avenue, in the Thirteenth District of Baltimore County.

The petitioner also requested variances to Sections 255.1 and 243.4 of the Baltimore County Loning Regulations to permit a structure to be located within 50 feet of a residential zone instead of the required 125 feet.

The petitioner did not meet the requirements of Section 502.1 or the said degulations and that there was not sufficient information of the said degulations and that there was not sufficient information of the said of the s

For the above reasons the special exception should be denied

The variances requested of said Zoning Regulations should be granted for the following reasons:

The topographical features of the property are characteriand by extreme slopes and grades which restrict the existing usable area of the property, the effect of which would be lessened by the use of the requested variance which would allow fuller utilization of the level portions of the property.

 The petitioners have expended approximately \$20,000,00 in bringing the property to its present grade and in view of these expenditures it would be economically undersible to develop the property without the requested variance. The monies spent for this purpose mould mecasizely have had to have been supended repartless of the projected use.

Denial of the requested variance would reduce the subject sites to such an extreme degree that it would be economically unfeasible to utilize or market them.

4. The subject property abuts a Baltimore City industrial zone which permits property to be completely covered by structures, appurienances, etc.

, MAN LAND FICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 42922

m, m. 21200	
DETACH ALONG PERFORATION AND REST THIS FORTION WITH YOUR RENTETANCE.	10TAL
Itiem for Special Enception & Mariance for Potopoco Development Corp.	50.0

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TO SON, MARYLAND Stone

67-147-XA

CERTIFICATE OF POSTING NG DEPARTMENT OF BALTIMORE COUNT

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District 13 TH		
Posted for Secual Ex	sphere Various Date of routine Jan. 13, 196. Menlegament Cryp. Assaud. Las. 110' M of Washington Cit.	7
Petitioner Patapsco	Alarel Ta	
Location of property: 5/1	agland for	
	The way washington are.	
Location of Signs Cast depe	and of Rose are (16ach)	

West dead and 110' W of Washington (it (1 Each)

Simoure Date of return Jan 19, 1967

4 signs

Zoning Commissioner of Beltimore County

RAILTIMORE COUNTY OFFICE OF PLANKING AND ZONING

County Office Building 111 W. Chesapeake Avent Towson, Maryland 2120b

Your petition has been received and accepted for filing this

day of Du.

Petitioner Patapaco Development Corp.

EXT. 387

Petitioner's Attorney J. Klass Meishett. 3r. Peviewed by Assaul S the Chairman of Advicery Committee

67-147 XA

No. 44323

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 3 TH	Date :	of Posting (16211, 1967
Posted for Lipidelle Petitioner Patapase Location of property 1/2 Mass	Enclopment Co	Y; 7
Location of property: 9/3 Mar	gland list 110 vily	1 washington With
Location of Signs NVI Read	nd Maryland (2) E	ast dead end of Kose
Cut. Remarks: AA		um april 6 1967
Posted by Signature	Date of reti	urn Cypus G. 17.07

	COURT 1	LAND 21204	
	Mora. Bounds, Schooler & Short 39 Boltimore Hetienal Piles, litimore, Heryland 21228	Office of I	Planning 86 Zenting Office Bidge, ryland 21206
DEPOSIT TO	ACCOUNT NO. 01-622	RETURN THIS PORT ON WITH Y	TOTAL AMOUNT
	- Sand Petro	RETURN THIS PORTION WITH Y	YOUR RECORDS COST
	Seet of appeal - Patapace Bow. Corp. No. 67-18-18/97	etitioner 2 signs	170.co
		PAID-	Page 199.00
	\$-50 \$-50		
			80.00

IMPORTANT; MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BAL MORE COUNTY, MARCLAND

OFFICE OF FINANCE

All that parcel of land in the Thir-

MIPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 12 , 19 67

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 the exch of 1 3 a surrousive weeks kefore the 30-b day of _____ manage______, 19___Z the first publication

appearing on the _____lib__day of_____language

THE JEFFERSONIAN, G. Leank Structur

Cost of Advertisement, \$_____

Thurs., Jan. 12, 1967

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

13TH DISTRICT

ZONING: Petition for Special Exception for a Truck Terminal. Petition for Variance for Proximity of Structures of Residential Zones.
LOCATION: South side of Maryland Avenue 110 feet West of Washington Avenue.
LOCATION: TIME: MONDAY, JANUARY 30, 1367 at 1109
PM. 1.C. HEARING: ROOM

P.M.
PUBLIC HEARING: Room108, County Office Building,
Toward, Mayland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
County, will hold a public hearing:
Puttion for Special Exception for a Truck Terminal.
The Zoning Regulations of Baltimore County to permit a structure to be locateddential zone (Regulations of Baltimore County to permit a structure to be locateddential zone instead of the required 125 feet.
The Zoning Regulation to bevecepted as follows: 93.4 —
Socion 255.1 and 913.4 —
Socion 255.1 and 913.4 —
Socion 255.1 and 913.4 —
Socion 255.1 and 125 feet at any point to the nearest boundary line of a nesidential zone.
Thirteenth Bustrict of Baltimore County
PARCEL A

"Beginning the same at a stimular to the county
"Beginning the same at a stimular to the leading of Purcel B of that land which by a deed dated December 26, 1982 and records of Baltimore County in Liber R.R.G. No. 4090, folio 166 was conveyed by Barry A. Smuth and Thomas Smuck, the same and the

THE TIMES

from the place of beginning, thence reversing said line so drawn, South 34 degrees 57 minutes 40 seconds West 379.58 feet to the place of

Liber R.R.L. No. 4000. folio Liber R.R.L. No. 100. folio Company.

A. Sauck and Thelma Sauck, his wife, to Stanley Holding Company.

Yadd point of beginning with the stanley of the Sauck and Thelma Sauck, his wife, to Stanley Holding Company.

Yadd point of beginning with the stanley of the Sauck and Sauc minutes 40 seconds area. 379.35 feet to the place of 379.35 feet to the place of 379.35 feet to the place of 250.35 feet and more of leaf to the place of 250.35 feet and more of leaf to the place of 250.35 feet and 250.35

the Load Records of Bela-more County,
"Said stone "24" being on the south side of Maryland Avenue (30 feet side) at the from the intersection of the active that the center line of Hashington Avenue (30 feet wide), the property of Patag-tor Washington Avenue (30 feet wide), the property of Patag-tor Development Corporation, as shown on plat plan fifed with the Zoning Department.

Hearing Date: Monday, Jackery 30, 1967 at 1:00 P.M.
Public Hearing: Room 108,
County Office Building, 111
W. Chesapeake Avenue, Towson, Maryland.

By Order Of John G. Rose Zoning Commission Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. January 12, 19 67

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a week's newspaper printed and published in Baltimore County, Md., case in each of one successive weeks before the 30th

day of January 19^{67} , the first publi

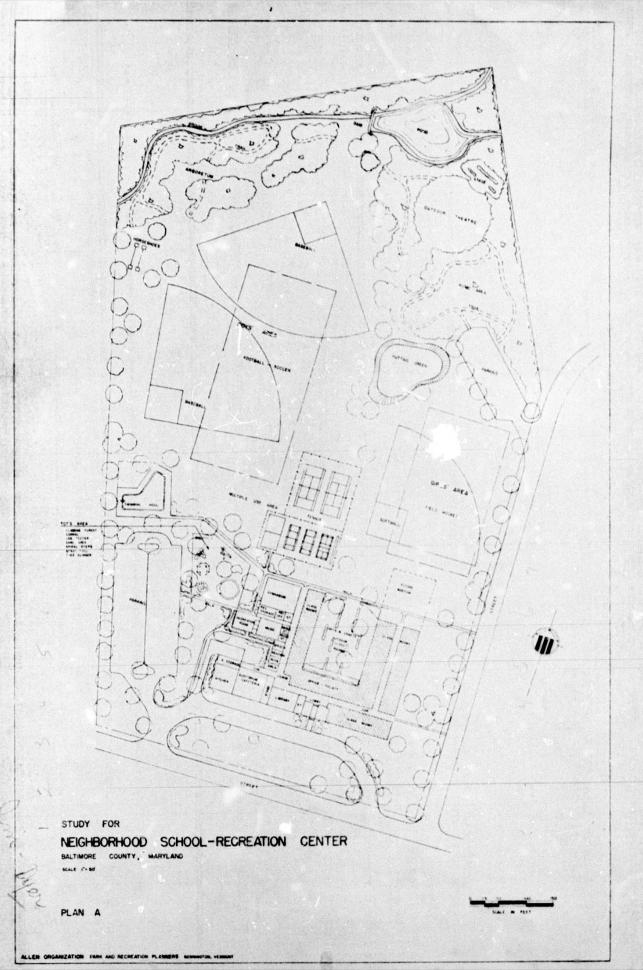
apprening on the 12th day of January

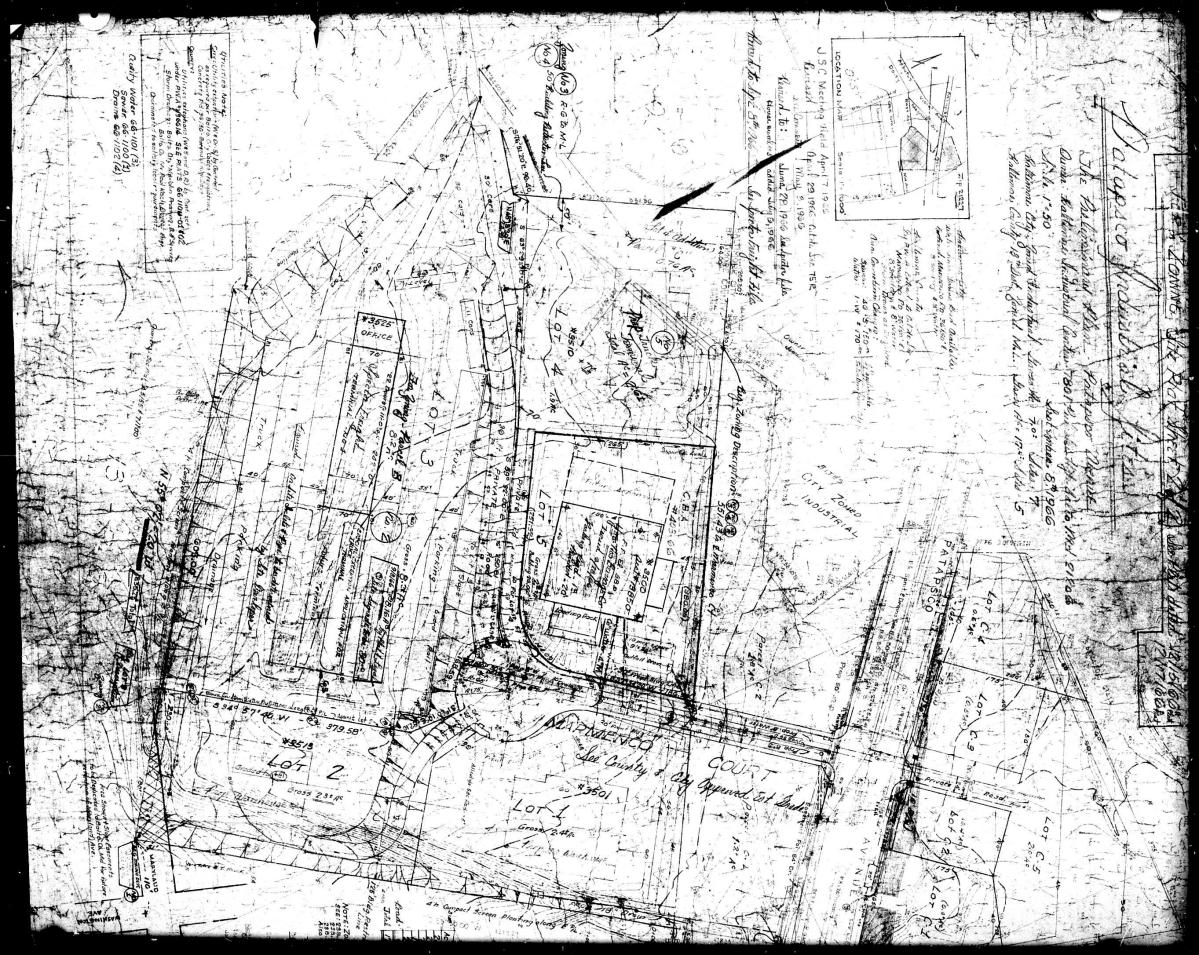
THE TIMES,

Mark John M. Martin 112.50

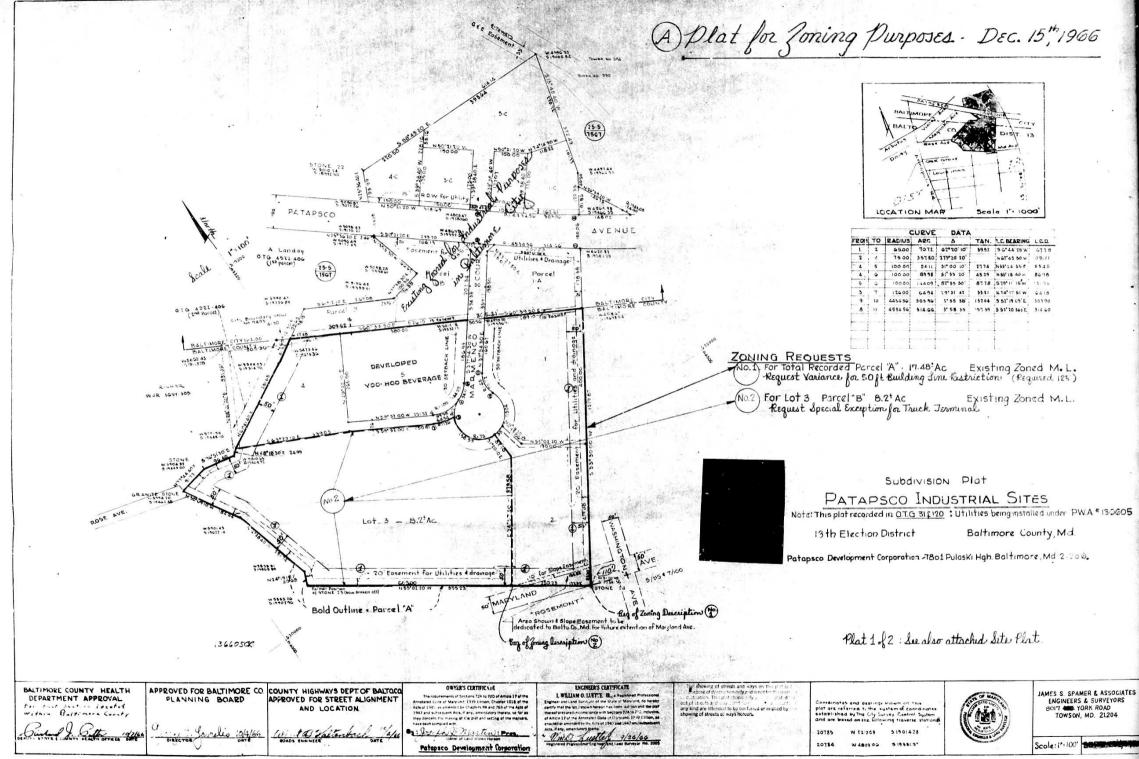
Purchase Order C9297 Requisition No. K739

Cost of Advert









-120