

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I or we, Southwest Properties, Inc., 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 255.1 (238.2) To permit a 0 feet rear yard setback instead of the required 30 feet. Section 255 (238.1) To permit a front yard setback of 30 feet instead of the required 50 feet.

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

Due to depth of property between railroad right of way and Southwestern Blvd., right of way, required set backs can not be met.

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.

Southwest Properties, Inc.

Contract purchaser

Legal Owner

Address 5320 Southwestern Blvd. Baltimore, Maryland 21227

Address 235 Equitable Building Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day

of July 1967 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 21st day of August 1967, at 10:00 o'clock

A.M. 10:00 AM



INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 48429
DATE Aug. 22, 1967
Billed
Zoning Dept. of Balto. Co.

TO: Southwest Properties, Inc.
5715 Southwestern Blvd.
Baltimore, Md. 21227

DEPOSIT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
01-622	1	\$53.00
Advertising and posting of property		\$53.00
68-42-A		\$53.00
		\$53.00
		\$53.00

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

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 - practical difficulty

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

a Variance to permit a 0 feet rear yard setback instead of the required 30 feet; to permit a front yard setback of 30 feet instead of the required 50 feet. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of August 1967, 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 zero foot rear yard setback instead of the required 30 ft.; to permit a front yard setback of 30 ft. instead of the required 50 ft., subject to approval of the site plan by the State Roads Commission, 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of August 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

July 27, 1967

Jerome S. Gardin, Esq.,
235 Equitable Building
Baltimore, Maryland 21202

SUBJECT: Side yard and rear yard variance for Southwest Properties, Inc., located on the 1/2 of Southwestern Blvd., 1500' South of Francis Ave. 13th District (Item 8 July 25th, 1967)

Dear Sir:

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

HEALTH DEPARTMENT: The proposed use of the building should be indicated prior to the hearing.

FIRE DEPARTMENT: Hydrant spacing shall conform to the Baltimore County Standard Design Manual, 1964 edition.

STATE ROADS COMMISSION: Any additional points of access will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION: If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plans.

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:

Project Planning Division
Bureau of Traffic Engineering
Bureau of Engineering
Building Engineer
Bureau of Education
Industrial Development

Very truly yours,

JAMES S. DYER, Principal
Zoning Technician

Julius Rosenberg-Health Department
Capt. Dennis Fire Prevention
John Meyer-State Roads Commission

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13th Date of Posting Aug 4, 1967
Posted for Variance
Petitioner Southwest Properties, Inc.
Location of property 1/2 of Southwestern Blvd. 1500' South of Francis Ave.
Location of Signs 1/2 of Southwestern Blvd. 1500' South of Francis Ave.
Remarks: [Signature]
Posted by [Signature] Date of return Aug 10, 1967

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 3, 1967

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 one consecutive weeks before the 21st day of August 1967, the first publication appearing on the 2nd day of August 1967.

THE JEFFERSONIAN,

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date August 11, 1967

FROM: George E. Gonnelli, Director of Planning

SUBJECT: Petition # 68-42-A. East side of Southwestern Boulevard 1500 feet South of Francis Avenue. Petition for Variance to permit Zero foot rear yard instead of the required 30 feet and to permit a front yard of 30 feet instead of the required 50 feet. Southwest Properties, Inc. - Petitioner

13th District

HEARING: Monday, August 21, 1967 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment.

GEG:am

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. August 11, 1967

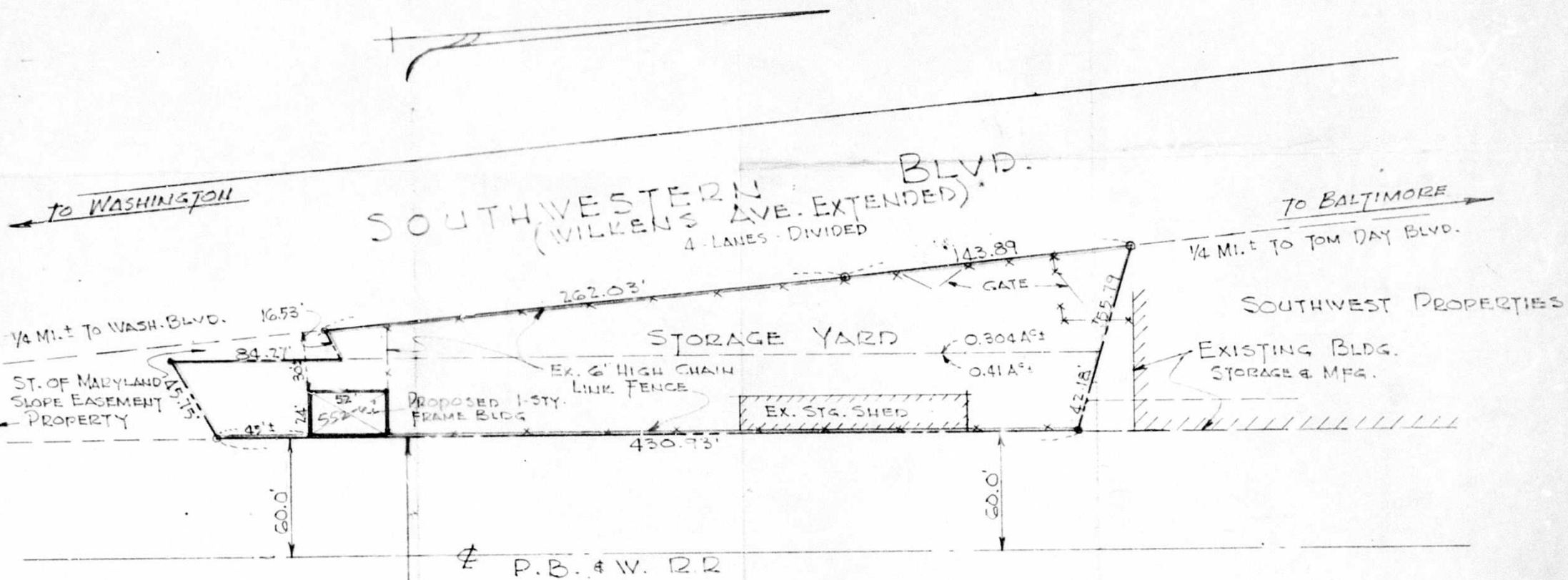
THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one consecutive weeks before the 21st day of August 1967, the first publication appearing on the 2nd day of August 1967.

THE TIMES,

Cost of Advertisement, \$

PARCEL OF LAND OWNED BY SOUTHWEST PROPERTIES, INC., THIRTEENTH DISTRICT, BALTIMORE COUNTY, MD.

"A parcel fronting 405.92' on the easterly side of Southwestern Boulevard (U. S. Route 11) approximately 1500' south of Francis Avenue, and having a depth to the westerly right of way line of PB&W RR at the northerly line of said parcel of 97.97' more or less; and a depth to the said railway right of way at the southerly line of said parcel of 45.75', with a frontage along said railroad right of way of 430.93'. Being the parcel of ground conveyed to The Lumber and Millwork Company of Baltimore by Philadelphia, Baltimore and Washington Railroad Company by deed dated 1/24/5, 1961 and recorded in Baltimore County Land Records in Liber 4383 Folio 517."



TO EASTERN MOST R/W. LINE
OF P.B. & W. R.R.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY George H. Gryn
DATE 11/17/67

ZONING VARIANCE
NO. 68-42-A 8-22-67

PLAT - PORTION OF PROPERTY
0.714 A^c ±

SOUTHWEST PROPERTIES INC.
13TH. DIST. BALTO. CO. MD.
SCALE: 1"=50' JUNE 27, 1967

