=

UNIVER

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Universal I ithographers, Inc. legal owner of the property situate in Baltimore

hereby petition for a Variance from Section. 255.1 (243.1) To permit a front yard setback of 25 feet instead of 75 feet and Section 255 (238.2) To permit a side yard setback of 20 feet instead of the required 30 feet.

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

see attached descri tion

1. The nature of petitioner's business is the manufacturing of college textbooks.

2. The Petitioner's present left size do s not permit proper development for the full capacity of its business with the current zoning restrictions: and, failure to grant this variance will crease practical difficulties and unaccessary bardships.

3. Petitioner's resulting use will be in harmony with the general purpose and intent of the zoning plan and will not adversely affect the use of neighborhood properties and the general plan—of the neighborhood as provided by the zoning endoance.

ordinance.
4. Petitioner's resulting use will not precipitate a danger to the public heath,

ety of welfare of other property owners.

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

		UNIVERSAL LITHOGRAPHERS, INC
		By: 11/2 (1 (1/2))
	Contract purchaser	Legal Owner York Road, Lutherville, Md
Address		Address 21093
WRIGHT,	ROBERTSON AND	
oth Floor.	Petitioner's Attorney Sun Life Bidg.	Protestant's Attorney
Address	Zoning Commissioner of	Baltimore County, this 5th day

out Politimore 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 ing 3 at 10+00e/clock

day of Harch 11:b County on the

Zoning Commissioner of Beltimore Cou-



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

John A. Scaldara, Esque 6th Floor, 5m Life Building Beltimore, Maryland 21201

County Office Building III W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this

day of february

ioner Universal Lithographers, Inc.

Advisory Committee

CERTIFICATE OF POSTING

	Touton, Maryland
tet 5	Date of Posting
ed for TAMANA	Howashers Inc
tion of property: (LL)	Der to Rd = 138 5 of Hillside Rd
ation of Signar 250 5 c.f	Hillards At on Was of Plora A
nurbs:	Date of return: 2-29-65

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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved. the above Variance should be had; and the further appearing that he removed. a Variance to permit a front yard of 25! instead of the required should be granted.
75: to permit a side yard setback of 20' instead of the required 30', IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of __March _____, 196 _8_, 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 front yard of 25' instead of the required 75'; to permit a side yard setbagk of 20' instead of the required 30', subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and DEPUTY Zeibig Commissioner of Bullimere Comp 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 B. Umore County this ... 196 that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



OFFICE OF THE BALTIMORE CUNTIAN

THE HERALD - ARGUS

No. I Newburg Avenue

CATONSVILLE MD

February 27, 1968.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Roso, Zoning Commissioner for Baltimore County

was inserted in 1 & BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for One say the same was inserted in the issued of

February 22, 1968.

THE BALTIMORE COUNTIAN

By Paul J. Morgan

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date. February 29, 1968

PROM George E. Gavrelis, Director of Planning

Petition #68-203-A. West side of York Road 139 fert South of Hillside Road. Petition for Variance to permit a front yard of 25 feet instead of the required 75 feet; and to permit a 'ide yard of 20 feet instead of the required 30 feet. Universal Lithographer, Ioc. Petitioner

8th District

HEARINGs Monday, March 11, 1968. (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition

- We question that practical difficulty or unreasonable hardship actually exists in the subject case. Would it not be possible to use other portions of the lot for execution?
- 2. If some relief is, in fact, necessary, is the relief sought under this petition



CERTIFICATE OF PUBLICATION

TOWSON, MD	
THIS IS TO CERTIFY, that the annexed advertisement was	70
published in THE JEFFERSONIAN, a weekly newspaper printed	
and published in Towson, Baltimore County, Md. once in and	
01_0/10_11:pp	
day of 68	
appearing on the 22nd day of February	

THE JEFFERSONIAN,

Cost of Advertisement, \$...

MEALTH DEPARTIEUT.

Baffore approved of a building application a complete evaluation of the existing waves of application as the conducted in order to determine if additional facilities are new-od.

The location of the existing systems must be indicated on revised plan, prior PROJECT PLANNING DIVISION:
The plan must reflect the future (mprovements to York Road.

John A. Scaldera, Esq., 6th Floor. Sun Life Building Belimure, Maryland 21201

Dear Sire

STAIN ROADS COMMISSION:
The existing entrancy channelization is acceptable to the State Roads Commission. Educate Application Division:
It is suggested that the patitioner's attorney and/or his angineer contect Ar. Albert
Youtedy, Project Planning Division, at 833-3000, extension 535 - o. Ar. John Meyers,
Standard Commission, 330-3010, extension 535, o. Ar. John Meyers,
York Reader Commission and Commission acreaches on the existing property in suggested
that other expansion plans be explored to the south had west of the present beliging.

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

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

The Zoning Advisory Committee has reviewed the subject petition and hes the following comments to offers

SYSTEM OF ENGINEERING;
Share - Salating [2] mater in York Road
Makey - Salating [2] mater in York Road
Adequate of existing utilities to be determined by developer or his engineer.
Seer - Public tentitery sever is not available to this site.

INDUSTRIAL DEVELOPMENT:
This office will review and make any necessity comments at a later date.

JUBJECT: Front and side yard veriance for Universal Lithographers, Inc., iocated Wis and Tork Read, South of Hillside Avenue 3th District (Item 90, February 6th, 1968)

The above community are not intended to indicate the appropriateness of the problems that may have a bearing on this case. The Offractor and/or hopever of problems that may have a bearing on this case. The Offractor and/or hopever of the Offractor of the Offactor of the Offractor of the Offract

The following members had no comment in offers

Bureau of Traffic Engineering Bureau of Fire Provention

Very truly yours.

JAHES E. DYER, Zoning Supervisor

JED:jd cc: Carly's Brown-Bur, of EngrajGeorge Hell-Industriel Covelopment; Milliam Greenwelt-Health Department; Albert V. Quimby-froject Flanning Bivision; John Meyers-itate Koads

BALTIMORE COUNTY, MARYL DD OFFICE OF FINANCE

DATE Fob. 19. 10

BILLED

Dirision of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204 Zoning Copt. of Balto. Co.

Honora, Wright, No Sm Life Bullding Charles Conter Boltimora, Mr. 21201

etition for Verience for Universal Lithographers, Inc.

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

32" 40" West 403-12" real standing of the aforeaud III. Box, thence binding therein, 41 the place of bertanding. The late place of bertanding. The state of bertanding and the state place of bertanding. The state of land which by deed dated Oxfober 11, 1843 and recorded among the land which by deed dated Oxfober 11, 1843 and recorded among the

The Zeolas Commissioner of Balti-tra Zeolas Commissioner of Balti-control by authority of the Economic Commissioner of Balticers Balticers of Balticers of Petition for a Variance from the Zeolas Revisioner of Balticers Commissioner of Balticers of Section of Petition of Section 2 feet in Fernal a front year of the Commissioner of Section 2 feet (revi) and to permit a side year (revi) and the permit and permit and the permit an (228.2)-Rear Yard-10 reet.
All that parcet of land in the Eighth District of Bastlmore County Beginning for the same at a point on the west aide of York Road (of feet wide) at the distance.

PETITION FOR A VARIANCE

ment.

Hearing Date: Monday, March 11,
1945 at 10:00 A M.
Pablic Hearing: Room 108, County
Office Building: 114 W. Chesapeake
Avenue. Townes, Md.
By order of
JOHN G. ROSE
Zoning Commissioner of
Bailtimore County

25.00

1 6

TELEPHONE 823-3000 EXT. 387

INVOICE

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

DATE Nov. 11, 190

53033

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To:

Hearrs, Wright, Rebertoon and Small 6th Floor San Life Building Saltingha, Md. 21288

DEPOSIT TO	ACCOUNT NO. 9-422 RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT
- 11	Adverticing and posting of property for Universal Lithegraphers, Inc. 460-263-A	99-75
LTI.		
59.75 mg		
À	4	

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

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
S017 YORK ROAD — TOWSON, MD. 21204

BY WOL DATE 1/17/68

Description for Zoning Purposes SHEET 1 of 1
Universal Lithographers, Inc. - Cockeysville, Missue 1-1088-8

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

BEGINNING for the same at a point on the west side of York Road (66 feet wide) at the distance of 139 feet more or less southerly from the intersection of said West side of York Road with the westerly extension of the center line of Willside Avenue and at the end of the 7th line of the parcel of land which by a deed dated February 13, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 287h, folio 115 was conveyed by Donald B. Hebb and Mathilde M. Hebb, his wife, to North Central Development Corporation, and running thence binding on the west side of York Road, (1) South 180 h81 h0" East h17.77 feet, thence parallel to said 7th line, (2) South 830 271 20" West 692.h5 feet to the east side of the Penrsylvania (Northern Central) Railroad, thence binding on the east side of said railroad, (3) North 30 321 h0" West h07.79 feet to the beginning of the aforesaid 7th line, thence binding thereon, (h) North 830 271 20" East 582.30 feet to the place of beginning.

CONTAINING 5.973 Acres of land more or less.

BEING all of the three parcels of land which by a deed dated October 31, 1963 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 1223, folio 507 was conveyed by Almar Realty, Inc. to Universal Lithographers, Inc.



