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PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we'chnson & Towers Balto., 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 holeof, hereby petition for a Variance from Section (255) 238.1 To permit a front yard setback of 30 feet instead of the required 50 feet.

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

Our property consists of 3,6 acres which we purchased at a cost of approximately 350,000.00 per acres leased on the three factors involved const per acre, for coning restriction, and our frontage on Pulsack Highway, one must arrive at the startling conclusion; that 8,000 and the operated Gasoline for from one to us. This seems extressly unfair when you haldstag, and the operated Gasoline pumps on a Variance which are far more damperitation. Another important fact that must be recognized Hulanki Highway do not begrow moved the outputs department that produces the rajor proting of our tarable profit of Libra. We, as a butiness, feel that apposure of our parts department to the produces the rajor proting of the consideration would be a major improvement to our business and therefore produce more taxable dellars and he of nutual benefit. We size feel that the loss of this consideration would be a detrement to our future progress and would not only create hardships that would place us in any unstance in competitive position but also would have somewhat of an economic impact on the design of the facts proceeded, we feel that the tory potition provides and the finance of the consideration would be a feet to the facts proceeded, we feel that the our parts department on the facts proceeded to the facts proceeded to the tory potition parts in the part and in in the best interest of all concerneds.

Age attached description but a proceeding the property is to be posted and advertised as prescribed by Zoning Renablation.

the fauts presented, we feet that our printed for a sound, which is a discontinuous of all concerned of in the best interest of all concerned.

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

It or we, agree to pay expense of above Variance advertising, posting, etc. upon filing of this pettign, and further agree to and are to be bound by the coning regulations and restrictions of the control o

	Johnson & Towers Baltimore, Inc.		
Contract purchaser	Legal Owner		
ress	Address 86hl Pulaski Highway 21221		

Petitioner's Attorney	Protestant's Attorney		

ORDERED By The Zoning Commissioner of Baltimore County, this 20th 27th day of Merch 1968, at 1100 clock

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Location of property SE/S. M. Rolands Highery 241.02 NE & Bella Courty Range 844 Buleste Hyping Bly Josep Calabate.

Posted by Mark N. Marc. Date of return Merch 15.º 17.66.

Posted for Heaving March 22 1968 G. Was A. M. Posted for February services & Tella Bes

Yourson, Maryland

Zoning Commissioner of Baltimore County.

68

#68-217-A

Date of Posting. Mar. 8-65

tingest facts atrict compliance with th ore. County Zoning Regulations would result in practical difficulty and cessary hardship upon the petitioner 3.1d the variance would give relief without substantial injury to the public health, safety or general welfare of a Variance ... to permit a front yard setback of 30! instead of the/. should be granted ame is granted, from and after the date of this order, to pennip a setback of 30' instead of the required 50', subject to approval of the site plan by the Sette Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County Pursuant to the advertisement, posting of property and public hearing on the above petition the recove Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ Zoning Commissioner of Baltimore County

To:	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Calletine and Receips COURT HOUSE TOWSON, MARYLAND 21204 DATE For 28, 196 DATE FOR 28
FORT T	© ACCOUNT NO. 01-422
AMTITY >.	DETACH ALONG PERFORATION AND KEEP THIS POSTION WITH YOUR REMITTANCE
603 N	Political for furtamental Cor. 235-78
ro D	IVESTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND IVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2120A BALTIMORE COUNTY OFFICE OF PLANNING AND ONING
	n & Temes & Stituere, Inc. County Office Building state of the Stitue of
	Your Petition has been received and accepted for filing this
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	TOUR C MOST OF

TRAFFIC EMULNEERING:
This office has checked the turning radius of trucks entoring this site. Any
building atthin his of the right-of-way line will interfere with turning of trucks;
therefore creating the possibility for backing into Pulsaki Higheay.

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

The following members had no comment to offers

JEDijd Zoning Superviyor

cc: Carlyle Brown-Bur. of Engr.; William Greenwa;t-Health Dapt.; C. Richard Moore-Traffic
Engr.

* STATE ROADS COMMISSION: The existing entrance channelization is acceptable to this office.

PETITION FOR A VARIANCE

MICROFILMED,

IAM DISTRICT

SANDO Politic for Variance for a Frest Verfic.

LOCATION, Southeast ide of PulsaLOCATION, Southeast ide of Pulsafor the Sulfrack County Ramp.

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

Johnson & Towers Saltimore, Inc., 8641 Puleski Highmay Baltimore, Maryland 21221

SUBJECT: Front yard variance Tu-Johnson S Towars, located S/S Pulsaki Highway, E. of the Beltway 11th District (Item 104, February 20, 1968)

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

The above requests are not intended to indicate the appropriateness of the zoning action request, but to assure that all parties are made sears of plant or problems that may have a hoaring on this case. The director and/or the Deputy may be a search of the director of t

Project Planning Sivision Bureau of Fire Prevention State Roads Commission Building Engineer Board of Education Industrial Javelopment

Very truly yours,

MINIA E. Wyn.

CERTIFICATE OF PUBLICATION

MAR 7 1968 TOWSON, MD... ... 19____

THIS IS TO CERTIFY, that the annexed advertisement was uay of __March ______, 19_68, the first publication appearing on the 7th day of March

THE JEFFERSONIAN,

Cost of Advertisement, \$...

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Baltimore County. Maryland

Date February 21, 1968

Mr. James E. Dyer

C. Richard Moore

SUBJECT: Item #104 ZAC - February 20, 1968 S/S Pulaski Highway - 2301 E of Beltway

This office has checked the turning radius of trucks entering this site. Any building within 45' of the right-of-way line will interfere with turning of trucks; therefore creating the possibility for backing into Pulaski Highay.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner
Leislie H. Groof, Deputy

M. Grouge Et. Govrelis, Director of Planning

SUBJECT: Petition ⁶ 68-217-A. Southeast side of Pulaski Highway 241,02 feet Northeast of the Baltimore County Ramp (8641 Pulaski Highway). Petition for Variance to permit a front yard of 30 feet instead of the required 50 feet.

Johnson & Towers Baltimore, Inc. - Petitioner

15th District

HEARING: Wednesday, Niorch 27, 1968. (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

The Bureau of Traffic Engineering has commented that "Any-building within 45 foat sign of the right-tof-way line will interfere with burning of trucks; therefore creating the possibility for backing into Pulasi Highway." If it should be decided to grant the subject; perition, we request that the grant be conditioned upon approval of the site plan by this office, we so perclude the likelihood that on-the circu-lation would result in whicles backing onto Fulaski Highway of this very critical point.

In any event, it would seem that the petitioner could construct an addition to his present buildings elsewhere on the lot, rather than so close to Pulaski Highway.



BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

MEPRIANTI MAKE CHECKS PAYABLE TO GALTIMORE COUNTY, MARYLAN MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON MARY

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