

# 62-220A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Otto and Lina Schneider, 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 238.2

Area set back regulations for rear yard and side yard from 30 feet to 10 feet.

The subject property is an irregular shaped parcel of ground which has a frontage on Pulaski Highway of some 74 feet and a depth of some 150 feet. In order to properly place the proposed building and still allow enough room for trucks to enter and leave the property in safety, the building is to be constructed 10 feet from the side and rear yard instead of the 30 feet. The building as proposed could not be built without the variance as to set backs.

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.

Contract purchaser  
Lina Schneider Legal Owner  
9204 Hines Road  
Address: Baltimore, Md 21234

Protestant's Attorney  
M. Michael Maslen, Esq.  
303 Loyola Federal Bldg.  
Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of February, 1968, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of March, 1968, at 11:00 o'clock A.M.

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 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 variance requested should be granted

a Variance to permit a side and rear yard of 10 feet instead of the required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of March, 1968, that the herein Petition for a Variance should be and the

is granted, from and after the date of this order, to permit side and rear of 10 feet instead of the required 30 feet, subject to approval of the State Roads Commission and the 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 29th day of February, 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner  
Leila H. Groff, Deputy  
FROM: Charles E. Corveths, Director of Planning  
SUBJECT: Petition #68-220-A, Southeast corner of Pulaski Highway and Todds Lane. Petition for Variance to permit a side and rear yard of 10 feet instead of the required 30 feet.  
Otto Schneider - Petitioner  
15th District

HEARING: Thursday, March 28, 1968. (11:00 A.M.)

If it should be decided to grant the subject petition, we request that the grant be conditioned upon our approval of the site plan.



## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. Michael Maslen, Esq.,  
303 Loyola Federal Building  
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this

29th day of February, 1968.

Petitioner - Otto Schneider

Petitioner's Attorney - Mr. Michael Maslen, Esq.

JOHN G. ROSE  
Zoning Commissioner

Reviewed by James S. Meyer  
Chairman of  
Advisory Committee

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 15th Date of Posting MOR 2-68  
Posted for Hand March 28 1968 P. 11:00 A.M.  
Petitioner: Otto Schneider  
Location of property: SE corner of Pulaski Highway & Todds Lane  
Location of Signs: Q 1 Ball's Ferry Road, S. D. Ball's Ferry, Pulaski Highway  
Remarks: Paul X. Shaw  
Posted by: Paul X. Shaw Date of return: March 15-68

## CERTIFICATE OF PUBLICATION

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

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 time before the 29th day of March, 1968, the first publication appearing on the 7th day of March 1968.

THE JEFFERSONIAN,

L. Frank Johnson  
Manager.

Cost of Advertisement, \$...

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
No. 53066  
DATE March 29, 1968  
BILLED  
Zoning Dept. of Baltimore Co.

TO: Mr. Otto Schneider  
9204 Hines Road  
Baltimore, Md. 21234  
DEBIT TO ACCOUNT NO. 01-622  
QUANTITY 1  
ADVERTISING AND POSTING OF PROPERTY  
#68-220-A  
TOTAL AMOUNT \$45.70

TELEPHONE 825-3000 EXT. 307  
4 570 482

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
No. 51771  
DATE Feb. 6, 1968  
BILLED  
Zoning Dept. of Baltimore Co.

TO: Cash  
DEBIT TO ACCOUNT NO. 01-622  
QUANTITY 1  
Petition for Variance for Otto Schneider  
TOTAL AMOUNT \$25.00

TELEPHONE 825-3000 EXT. 307  
2 500 482

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

## DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors  
708 WASHINGTON AVENUE AT YORK ROAD  
TOWSON, MD. 21204

February 2, 1968

## Zoning Description

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

Beginning for the same at the corner formed by the intersection of the southeast side of Pulaski Highway (150 feet wide) with the southwest side of Todds Lane (50 feet wide) and running thence and binding on the southwest side of Todds Lane South 62 degrees 41 minutes 10 seconds East 193.35 feet, thence leaving said Lane and running the two following courses and distances viz: South 66 degrees 02 minutes West 199.09 feet and North 23 degrees 58 minutes 30 seconds West 150.18 feet to the southeast side of Pulaski Highway and thence binding on the southeast side of said Highway, Northeastly by a line curving toward the left having a radius of 25539.79 feet for a distance of 78.16 feet to the place of beginning.

Containing 0.48 of an Acre of land more or less.

February 27, 1968

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

Mr. Michael Maslen, Esq.,  
303 Loyola Federal Building  
Towson, Maryland 21204

SUBJECT: Rear and side yard variance for Otto Schneider, located S/E/S Pulaski Highway, intersection of Todds Lane 15th District (Item 103, February 20, 1968)

Dear Sirs:

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

### BUREAU OF ENGINEERING:

Water - Existing 12" and 36" water in Pulaski Highway  
Advocacy of existing utilities to be determined by developer or his engineer.  
Sewer - Existing 8" sanitary sewer in Todds Lane, as shown on the submitted plan.  
Road - Todds Lane is to be developed as a minimum 40' road on a 50' R/W.  
Storm Drain - In place of the cross entrance pipe shown on the plan a storm drainage system is to be constructed from Pulaski to the nearest suitable outfall to the south of the site.

STATE ROADS COMMISSION: The plan indicates no access from Pulaski Highway; however, a permanent barrier must be constructed to prevent vehicles from entering the site from Pulaski Highway.

### 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 plan.

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  
Health Department  
Bureau of Fire Prevention  
Building Engineer  
Board of Education  
Industrial Development

Very truly yours,

James S. Meyer  
JAMES S. MEYER  
Zoning Supervisor

JED:djd  
cc: Carlyle Brown-Bur. of Engr.; John Meyers-State Roads Comm.

PETITION FOR VARIANCE  
15th DISTRICT  
ZONING: Petition for  
Variance for Rear and Side  
Yards.  
LOCATION: Southeast corner  
of Pulaski Highway and Todd's  
Lane.  
DATE & TIME: THURSDAY,  
MARCH 28, 1968 at 11:00 A.M.  
PUBLIC HEARING: Room  
109, County Office Building, 111  
W. Chesapeake Avenue,  
Towson, Maryland.  
The Zoning Commissioner of  
Baltimore County, will hold  
a public hearing.  
Petition for Variance from  
the Zoning Regulations of Bal-  
timore County to permit a side  
and rear yard of 10 feet in-  
stead of the required 30 feet.  
The Zoning Regulation to be  
excepted is follows:  
Section 25B.1 - Side and Rear  
Yards - 30 feet.  
All that parcel of land in the  
Fifteenth District of Baltimore  
County  
Beginning from the same at the  
corner formed by the inter-  
section of the southeast side  
of Pulaski Highway (150 feet  
wide) with the southwest side  
of Todd's Lane (50 feet wide)  
and running thence and binding  
on the southwest side of Todd's  
Lane South 67 degrees 41  
minutes 10 seconds East 193.25  
feet, thence leaving said Lane  
and running the two following  
courses and distances viz:  
South 66 degrees 02 minutes  
West 190.09 feet and North 23  
degrees 35 minutes 20 seconds  
West 150.18 feet to the south-  
east side of said Highway,  
Northeasterly by a line curving  
toward the left having a radius  
of 2539.79 feet for a distance  
of 78.18 feet to the place of  
beginning.  
Containing 0.48 of an Acre of  
land more or less.  
Being the property of Otto  
and Lino Schneider as shown on  
plat plan filed with the Zoning  
Department.  
Hearing Date: Thursday,  
March 28, 1968 at 11:00 A.M.  
Public Hearing: Room 109,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Md.  
BY ORDER OF  
JOHN G. ROSE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

# CERTIFICATE OF PUBLICATION

OFFICE OF  
**The Eastern Beacon**

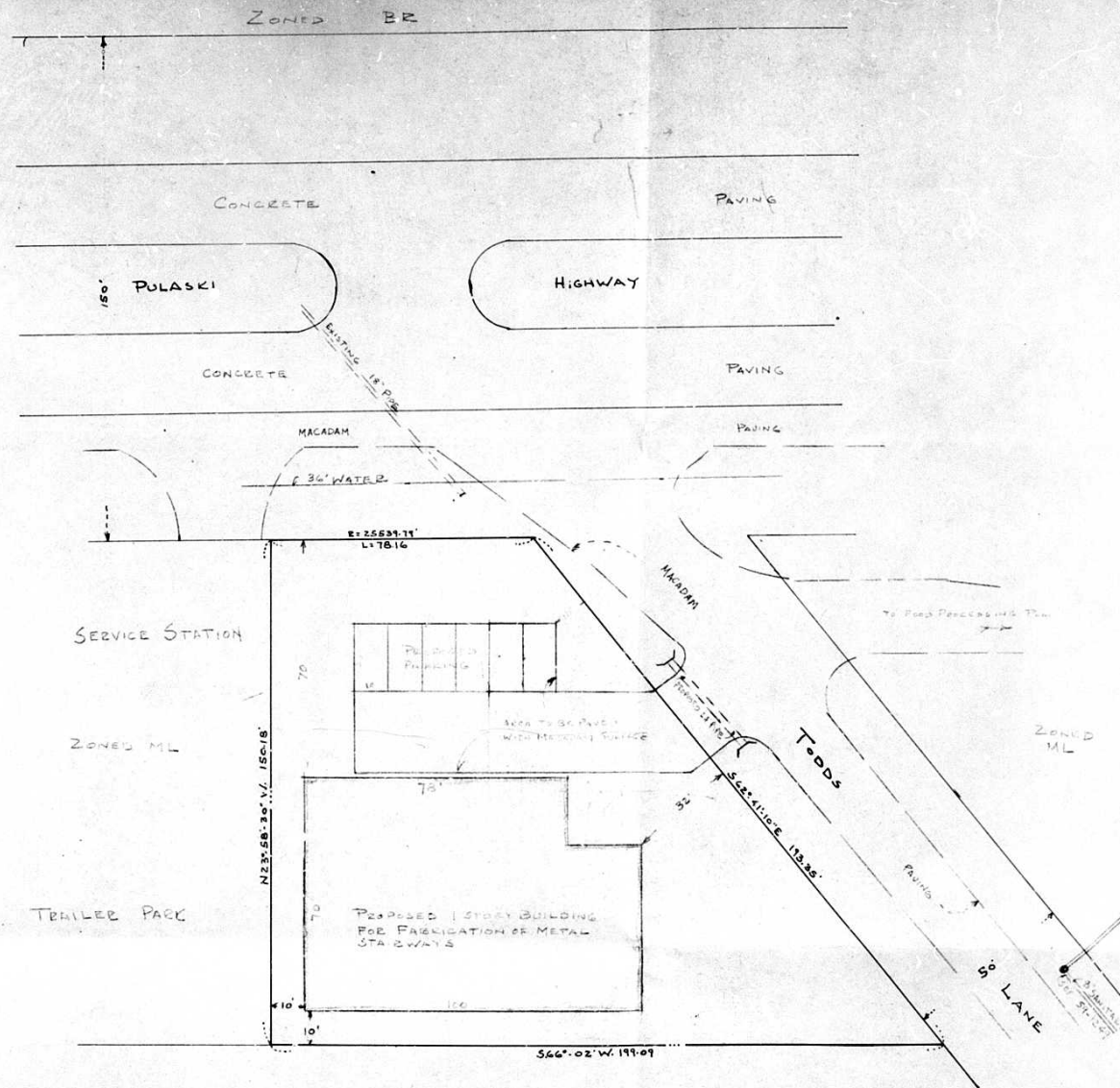
909 Eastern Ave. March 12 19 68  
Baltimore, Md.

THIS IS TO CERTIFY, that the annexed advertisement of  
Petition for Variance - Otto Schneider  
was inserted in **The Eastern Beacon** a weekly news-  
paper published in Baltimore County, Maryland, once a week  
for one (1) ~~successive~~ weeks before the  
28th May of March 1968; that is to say,  
the same was inserted in the issue of March 6.

**Stromberg Publications, Inc.**

Publisher.

By *John J. Smyth*



EXISTING ZONING ML  
PROPOSED SETBACK VARIANCES:  
SIDE YARD AND REAR YARD 10' INSTEAD  
OF 30 FEET

PARKING DATA  
6 EMPLOYEES = 2 SPACES REQUIRED  
6 SPACES PROVIDED

ZONING PLAT  
PROPERTY LOCATED  
IN  
15TH DISTRICT BALTO. CO. MD  
0.48 OF AN ACRE ±

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY *John G. Rose*  
DATE *3/5/68*



SCALE: 1"=20' FEBRUARY 1, 1968  
DOLLENBERG BROTHERS  
SURVEYORS & CIVIL ENGINEERS  
109 WASHINGTON AVE. - TOWSON MD.