

68-306-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, Tetrad, Inc., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and make a part hereof,

herby petition for a Variance from Section 299.2 (243.1) To permit a frontyard setback of 42 feet instead of the required 75 feet.

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

That the State Roads Commission and Baltimore County are relocating Sulphur Spring Road to such a corner that instead of being the former distance from the Road and Area the relocation makes it necessary for a variance to permit a lesser set back.

See attached description

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

Tetrad, Inc.
Contract purchaser
Address 24 E. 25th Street, Baltimore, Md. 21218
BY James B. Lyons, Jr.
Petitioner's Attorney
Address 24 E. 25th Street, Baltimore, Md. 21218
PROTESTANT'S ATTORNEY
Address 24 E. 25th Street, Baltimore, Md. 21218

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day

of May 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of June, 1968, at 1:00 o'clock P.M.



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 requested variance would give relief without substantial injury to the health, safety or general welfare.

the above Variance should be had; and it is hereby ordered that by reason of the foregoing

a Variance to permit a variance of 42' front yard setback instead of the required 75' of the required 75'

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day

of June 1968, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, subject to approval of site plan by 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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of June 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Beginning at a point, said point being measured 250' westerly from the intersection of Lawson Avenue & Sulphur Spring Road, Thence the following 14 courses and distances -

S 25 deg. 09' 30" W 228.34'
S 63 deg. 45' 21" E 87.00'
S 64 deg. 20' 53" E 76.00'
S 59 deg. 38' 48" E 164.96'
S 27 deg. 17' 19" W 56.51'
N 89 deg. 27' 00" W 550.03'
N 00 deg. 42' 46" E 10.45'
S 22 deg. 13' 30" W 3.10'
S 93 deg. 41' 10" W 153.40'
N 15 deg. 26' 50" W 399.02'
N 15 deg. 28' 41" E 154.43'
S 41 deg. 29' 08" E 51.08'
N 48 deg. 30' 52" E 125.16'
S 41 deg. 29' 08" E 141.54'

containing 3.272 acres of land more or less

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner DATE: June 14, 1968

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Petition 68-306-A. Variance to permit a front yard setback of 42 feet instead of the required 75 feet. Beginning 250 feet west from the intersection of Lawson Avenue and Sulphur Spring Road, Tetrad, Inc. Petitioners.

13th District

HEARING: Wednesday, June 26, 1968 (13th District)

The planning staff of the Office of Planning and Zoning will offer no adverse comment on the subject petition.



TELEPHONE 823-3000 EXT. 367

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 54402

DATE: June 6, 1968

TO: Colvert C. Chapline
J.B. Lyons, Jr.
24 E. 25th Street
Baltimore, Md. 21218

Billed By: Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Variance for Tetrad, Inc. 68-306-A	\$25.00
		25.00

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

May 23, 1968

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

SUBJECT: Front yard setback variance for Tetrad, Inc., located 380/9 Sulphur Spring Road 250' W of Lawson Avenue 13th District (Item 174, May 21, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING

Water - Existing 12" water in Sulphur Spring Road
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 12" sanitary sewer in Sulphur Spring Rd.
Road - Sulphur Spring Road is to be relocated and developed as shown on the submitted plan.

BUREAU OF TRAFFIC ENGINEERING

This office will review and submit comments as an Inter data.

STATE ROADS COMMISSION

The plan indicates proposed grading within the R/W of the Highway. This is not normally permitted; however, it may be possible to secure permission from the Federal Bureau of Public Roads. The permission should be obtained through the State Roads Commission's Chief Engineer's Office.

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

Very truly yours,

James E. O'Brien
Zoning Supervisor

JED:jfd
cc: Carlisle Brown-Sur. of Engr.
C. Richard Moore-Sur. of Traffic Engr.
John Mayers-State Roads Commission

TELEPHONE 823-3000 EXT. 367

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 54403

DATE: June 6, 1968

TO: Tetrad, Inc.
24 E. 25th Street
Baltimore, Md. 21218

Billed By: Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property 68-306-A	\$25.00
		25.00

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

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. June 12, 1968

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIME, a weekly newspaper printed and published in Baltimore County, Md. once in each of one consecutive weeks below the 26th day of June 1968 the first publication appearing on the 6th day of June 1968.

THE TIMES

John M. Martin

Cost of Advertisement \$9.50
Purchase order # 7845
Requisition No. 2 541

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th
Posted for: Tetrad, Inc.
Petitioner: Tetrad, Inc.
Location of property: 380/9 Sulphur Spring Road, Baltimore, Md.
Location of Sign: 380/9 Sulphur Spring Road, Baltimore, Md.
Remarks: 6/12/68
Posted by: John M. Martin
Date of return: 6/12/68

CERTIFICATE OF PUBLICATION

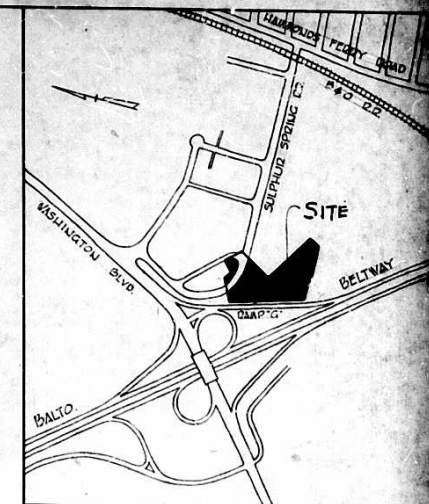
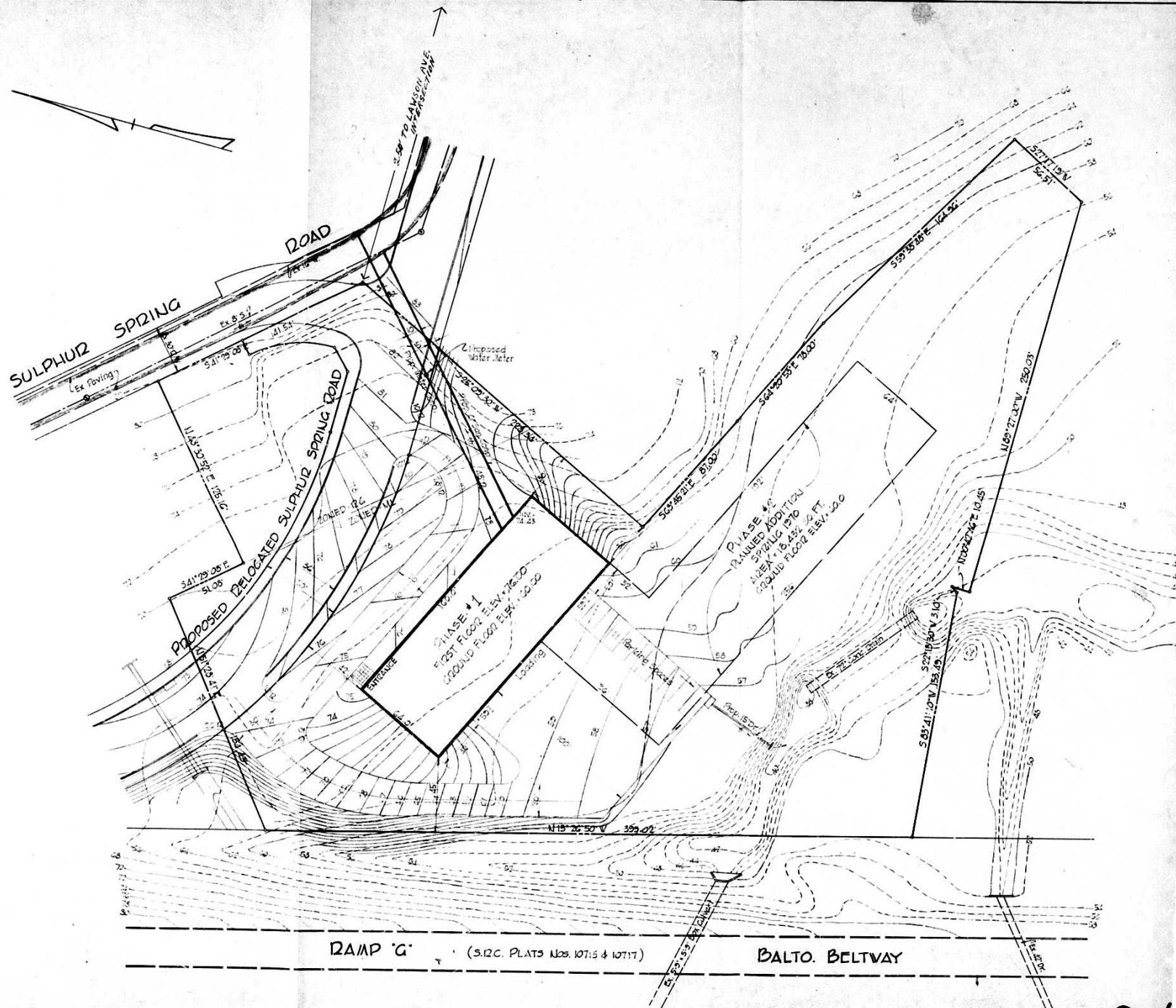
TOWSON, MD. June 12, 1968

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 below the 26th day of June 1968, the first publication appearing on the 6th day of June 1968.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$...

PETITION FOR VARIANCE
ZONING DEPARTMENT
LOCATION: Beginning 250 feet westerly from the intersection of Lawson Avenue and Sulphur Spring Road, Thence the following 14 courses and distances -
S 25 deg. 09' 30" W 228.34'
S 63 deg. 45' 21" E 87.00'
S 64 deg. 20' 53" E 76.00'
S 59 deg. 38' 48" E 164.96'
S 27 deg. 17' 19" W 56.51'
N 89 deg. 27' 00" W 550.03'
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S 93 deg. 41' 10" W 153.40'
N 15 deg. 26' 50" W 399.02'
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S 41 deg. 29' 08" E 51.08'
N 48 deg. 30' 52" E 125.16'
S 41 deg. 29' 08" E 141.54'



LOCATION MAP
SCALE: 1" = 500'

NOTES:

1. Gross Area this tract = 3.272 Acres +
2. All graded slopes to be seeded or sodded to obtain a thick stand of grass.
3. No. parking spaces required = 15 space for ea. 3 employees
No. employees = 30 "No. spaces required = 10
No. spaces provided = 11
4. All on-site roadways and parking areas to be paved and bituminous curb to be provided throughout.

PROPOSED - PLOT PLAN

VIN-MAD LITHO. CO.

13TH. ELECT. DIST.
SCALE: 1" = 30'

LEGAL OWNER
"TETRAD INC."

BALTO. CO., MD
MAY, 1968

JOHN E. HARMS, JR. & ASSOCIATES
CONSULTING ENGINEERS
P. O. Box No. 5
PASADENA, MARYLAND

BDS-4155

PRINTED MAY 3 1968