

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, the Black and Decker Mfg. Co., 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 217.2 Zoning Regulations to permit a front yard setback of 25 feet instead of the required 30 feet, Section 217.3 - side yard - to permit a west side yard of 5 feet and an east side yard of zero feet instead of the required 25 feet, Section 232.2 Side yard - to permit a west side yard of zero feet instead of the required 25 feet, of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County for the following reasons: indicate hardship or practical difficulty.

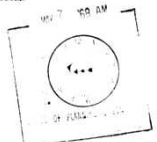
See attached description

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.

The Black and Decker Manufacturing Co.

Contract purchaser Legal Owner
Address Townson, Md. 21204
Theodore C. Waters, Jr.
Petitioner's Attorney
Address 10 Light Street, Baltimore, Md. 21202 7th

ORDERED By the Zoning Commissioner of Baltimore County, this day of 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 10th day of July, 1968, at 10:00 o'clock A.M.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date June 28, 1968
FROM George E. Gavrilis, Director of Planning

SUBJECT Petition 69-7-RXA, South side of Joppa Road 1000 feet East of Fairmount Ave. Petition for Reclassification from R.A. to B.L. Petition for Special Exception for Offices and Office Building. Petition for Variance to permit a front yard of 25 feet instead of the required 30 feet; and to permit a west side yard of 5 feet and east side yard of zero feet instead of the required 25 feet; and to permit a west side yard of zero feet instead of the required 25 feet.
The Black & Decker Manufacturing Co. - Petitioners

9th District
HEARING: Wednesday, July 10, 1968. (10:00 A.M.)

We have been informed by the Zoning Administration Division that the subject petition has been withdrawn; we will, therefore, offer no comment on the petition.

RE: Petition for Reclassification from R-A Zone to B-L Zone
Special Exception for Offices and Office Building - Variance to Zoning Regulations - S/S Joppa Road 1000' E. Fairmount Ave., 9th Dist., The Black & Decker Mfg. Co. Petitioner
Before Zoning Commissioner of Baltimore County
No. 69-7-RXA

The petitioner in the above matter, has withdrawn the petition and the case is DISMISSED without prejudice.

Date July 10, 1968

May 9, 1968

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

Theodore C. Waters, Jr., Esq.,
Norman E. Burke, Esq.,
10 Light Street
Baltimore, Maryland 21202
SUBJECT: Redistricting and/or Variance from an R-A zone to a B-L zone for a Special Exception for offices in an R-A zone, for The Black and Decker Mfg. Co., located S/S Joppa Road 1106' E of Fairmount 9th District (Item 172, May 7, 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" water in Joppa Rd.
Sewer - Existing 8" sanitary sewer in Joppa Rd.
Road - Joppa Rd. is to be improved as shown on the submitted plan.

BUREAU OF TRAFFIC ENGINEERING & PROJECT PLANNING DIVISION

The entrance into Joppa Road is unsatisfactory and must be eliminated; this is due to employees upon leaving the site trying to bypass the signal, making the signal installation ineffective.

HEALTH DEPARTMENT: Since public water and sewers are available, this office has no comments.

ZONING ADMINISTRATION DIVISION

The parking area must be screened with 4 ft. high compact screening between the parking area in the existing RA zoning to the west and east of the subject site.

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:

Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Dyer
Zoning Supervisor

JEH:d
cc: Carolyne Brown-Bur. of Engr.; C. Richard Moore-Bur. of Traffic Engr.; Albert W. Gulinby-Project Planning Division

FILED
MILLEN & NICHOLSON
Baltimore, Maryland
June 21, 1968

File No. 5500-115

Mr. James E. Dyer
Zoning Supervisor
Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Reclassification and/or Variance
The Black & Decker Manufacturing Company
Item 172 - May 7, 1968

Dear Mr. Dyer:

The Black & Decker Manufacturing Company desires to withdraw its petition in connection with the above, and it would be appreciated if you would see that the petition is so withdrawn. Our client would also be grateful for the removal of the zoning sign on the property at an early date.

We want to take this opportunity to express our appreciation for your courtesies in connection with this petition.

Sincerely yours,

Theodore C. Waters, Jr.

TCW,JR:w



DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors

709 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

April 17, 1968

Zoning Description for Reclassification of the parcel of land from an RA Zone to a SL Zone

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

Beginning for the same in the line dividing the 9-RA-3 Zone and 9-R6-5 Zone as shown on the Baltimore County Ninth District Zoning Map, distant South 26 degrees 40 minutes West 18.95 feet from a point on the southernmost side of Joppa Road, 70 feet wide, located 1106.25 feet, measured easterly along the southernmost side of Joppa Road from the center of Fairmount Avenue and running thence from said place of beginning and binding on the line dividing the 9-RA-3 Zone and 9-R6-5 Zone and the 9-R6-2 Zone as shown on said zoning map South 26 degrees 40 minutes West 76.05 feet, thence binding on the line dividing the 9-RA-3 Zone and 9-R6-6 Zone North 62 degrees 39 minutes West 76 feet and thence leaving said zone lines and running the two following courses and distances viz: North 26 degrees 33 minutes East 75 feet and South 63 degrees 27 minutes East 76.15 feet to the place of beginning.

Containing 0.13 of an Acre of land more or less.



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION - AND/OR VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, the BLACK AND DECKER MANUFACTURING COMPANY

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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-A zone to an B-L zone for the following reasons:

Petitioner proposes to use the upper level of the area described in the attached plans as an electrical appliance repair shop for the repair and adjustment of customers' power tools and similar equipment; and the lower level for dormitory facilities to be used by transient trainees employed by Black and Decker.
(3) for a Variance authorizing a limited side yard setback on the west side of the property in an R-A zone, See attached description and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices in an R-A zone.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

The Black and Decker Manufacturing Company
By Theodore C. Waters, Jr.
Petitioner's Attorney

Contract purchaser Legal Owner
Address Theodore C. Waters, Jr.
Address Towson, Maryland 21204
Petitioner's Attorney
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 25th day of July, 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 10th day of July, 1968, at 10:00 o'clock A.M.



DOLLENBERG BROTHERS

Registered Professional Engineers & Land Surveyors

709 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

April 17, 1968

Zoning Description of the parcel of land for a Special Exception for Offices

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

Beginning for the same at a point on the southernmost side of Joppa Road, 70 feet wide, at the distance of 1000 feet measured easterly along the southernmost side of Joppa Road from the center of Fairmount Avenue and running thence and binding on the southernmost side of Joppa Road South 62 degrees 39 minutes East 106.25 feet, thence leaving said shown on the Baltimore County Ninth District Zoning Map, South 26 degrees 40 minutes West 18.95 feet, thence leaving said zoning line and running the two following courses and distances viz: North 63 degrees 27 minutes West 76.15 feet and South 26 degrees 33 minutes West 75 feet to the line dividing the 9-RA-3 and 9-R6-6 Zones as shown on the aforesaid zoning map, thence leaving said zoning line and binding on the outline of the property of the petitioners herein North 26 degrees 33 minutes East 125 feet to the place of beginning.

Containing 0.17 of an Acre of land more or less.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
Theodore C. Waters, Jr., Esq., 111 W. Chesapeake Avenue
Norman E. Burke, Esq.,
10 Light Street
Baltimore, Maryland 21202

Your Petition has been received and accepted for filing this

7th day of May, 1968.

John G. Rose
JOHN G. ROSE,
Zoning Commissioner

Petitioner The Black and Decker Mfg. Co.

Petitioner's Attorney Theodore C. Waters, Jr., Esq. Reviewed by Norman E. Burke, Esq.

James E. Hays
Chairman of
Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 50 Date of Posting June 21, 1968
Posted for Posting of Petition for Special Exception for
Petitioner Black & Decker
Location of property 345 & 346 N. 10th St. E. of Towson Ave.
Location of Signs E. 10th St. N. of 345 & 346 N. 10th St. E. of Towson Ave.
Remarks Posting of Petition for Special Exception for
Posted by David H. Hays Date of return June 21, 1968

OFFICE OF

THE TOWSON TRIBUNE

TOWSON, MD. 21204 June 21, 1968

ERTY, that the annex advertisement of
G. Rose, Esq., Chairman of the
Baltimore County

THE TOWSON TRIBUNE is a weekly newspaper published in

ty, Maryland, since a week for One

to 24th day of June, 1968 that is to say, the week

the issue of June 20, 1968.

STROMBERG PUBLICATIONS, Inc.

By *David H. Hays*

PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE—NO REPORT

Section 17-1, 17-2, 17-3, 17-4, 17-5, 17-6, 17-7, 17-8, 17-9, 17-10, 17-11, 17-12, 17-13, 17-14, 17-15, 17-16, 17-17, 17-18, 17-19, 17-20, 17-21, 17-22, 17-23, 17-24, 17-25, 17-26, 17-27, 17-28, 17-29, 17-30, 17-31, 17-32, 17-33, 17-34, 17-35, 17-36, 17-37, 17-38, 17-39, 17-40, 17-41, 17-42, 17-43, 17-44, 17-45, 17-46, 17-47, 17-48, 17-49, 17-50, 17-51, 17-52, 17-53, 17-54, 17-55, 17-56, 17-57, 17-58, 17-59, 17-60, 17-61, 17-62, 17-63, 17-64, 17-65, 17-66, 17-67, 17-68, 17-69, 17-70, 17-71, 17-72, 17-73, 17-74, 17-75, 17-76, 17-77, 17-78, 17-79, 17-80, 17-81, 17-82, 17-83, 17-84, 17-85, 17-86, 17-87, 17-88, 17-89, 17-90, 17-91, 17-92, 17-93, 17-94, 17-95, 17-96, 17-97, 17-98, 17-99, 17-100, 17-101, 17-102, 17-103, 17-104, 17-105, 17-106, 17-107, 17-108, 17-109, 17-110, 17-111, 17-112, 17-113, 17-114, 17-115, 17-116, 17-117, 17-118, 17-119, 17-120, 17-121, 17-122, 17-123, 17-124, 17-125, 17-126, 17-127, 17-128, 17-129, 17-130, 17-131, 17-132, 17-133, 17-134, 17-135, 17-136, 17-137, 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17-1011, 17-1012, 17-1013, 17-1014, 17-1015, 17-1016, 17-1017, 17-1018, 17-1019, 17-1020, 17-1021, 17-1022, 17-1023, 17-1024, 17-1025, 17-1026, 17-1027, 17-1028, 17-1029, 17-1030, 17-1031, 17-1032, 17-1033, 17-1034, 17-1035, 17-1036, 17-1037, 17-1038, 17-1039, 17-1040, 17-1041, 17-1042, 17-1043, 17-1044, 17-1045, 17-1046, 17-1047, 17-1048, 17-1049, 17-1050, 17-1051, 17-1052, 17-1053, 17-1054, 17-1055, 17-1056, 17-1057, 17-1058, 17-1059, 17-1060, 17-1061, 17-1062, 17-1063, 17-1064, 17-1065, 17-1066, 17-1067, 17-1068, 17-1069, 17-1070, 17-1071, 17-1072, 17-1073, 17-1074, 17-1075, 17-1076, 17-1077, 17-1078, 17-1079, 17-1080, 17-1081, 17-1082, 17-1083, 17-1084, 17-1085, 17-1086, 17-1087, 17-1088, 17-1089, 17-1090, 17-1091, 17-1092, 17-1093, 17-1094, 17-1095, 17-1096, 17-1097, 17-1098, 17-1099, 17-1100, 17-1101, 17-1102, 17-1103, 17-1104, 17-1105, 17-1106, 17-1107, 17-1108, 17-1109, 17-1110, 17-1111, 17-1112, 17-1113, 17-1114, 17-1115, 17-1116, 17-1117, 17-1118, 17-1119, 17-1120, 17-1121, 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17-1344, 17-1345, 17-1346, 17-1347, 17-1348, 17-1349,

ZONING PLAT
PART OF THE PROPERTY OF
THE BLACK AND DECKER MANUFACTURING COMPANY
LOCATED IN
TOWSON, 9TH DISTRICT, BALTIMORE COUNTY, MD.

EXISTING ZONING: RA

PROPOSED ZONING: RA
 EXCEPTION: BLUING
 AND RECLASSIFICATION OF RA TO
 BLUING EXCEPTED:
 - LIVING QUARTERS IN LOWER LEVEL
 OF COMMERCIAL BUILDING

PROPOSED SETBACK REQUIREMENTS

FOR PROPOSED BUILDING: 217.2
 FRONT YARD: 20 FEET, MINIMUM OF 30 FEET
 WEST SIDE YARD: 20 FEET, MINIMUM OF 25 FEET
 EAST SIDE YARD: 20 FEET, MINIMUM OF 25 FEET
 FOR PROPOSED BUILDING IN BLUING: 217.3
 WEST SIDE YARD: 20 FEET, MINIMUM OF 25 FEET

PARKING DATA
 OFFICE SPACE: 11,500 S.F. 26 SPACES
 LIVING QUARTERS: 12 UNITS 312 S.F. 12 SPACES
 PARKING REQUIRED: 38 SPACES
 PARKING PROVIDED: 31 SPACES

PARKING DATA
 TOTAL AREA IN EXISTING BUILDING: 11,500 S.F. (OFFICE, LIVING QUARTERS, ETC.)
 21,500 S.F. 4,300 S.F. 785 SPACES
 21,500 S.F. 4,300 S.F. 785 SPACES
 21,500 S.F. 4,300 S.F. 785 SPACES

SCALE: 1" = 20' APRIL 15, 1968
 DOLLENBERG BROTHERS
 SURVEYORS & CIVIL ENGINEERS
 707 WASHINGTON AVE. TOWSON MD.

