

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Amrigor Construction Corporation, 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 255 (238, 2) To permit a rear yard setback of ten feet instead of the required thirty 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

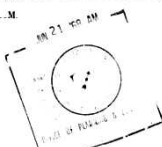
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser \_\_\_\_\_ Legal Owner \_\_\_\_\_  
Address \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_ Protestant's Attorney \_\_\_\_\_  
Address \_\_\_\_\_

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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_ 1968, at \_\_\_\_\_ o'clock

\_\_\_\_\_ M. \_\_\_\_\_  
Zoning Commissioner of Baltimore County.



ORDER RECEIVED FOR FILING  
DATE 7/16/68  
BY [Signature]  
AMRIGOR CONSTRUCTION CORP., 69-18-A  
Rosedale, Md. and 15th

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 unreasonably hardship, and the requested variance would give relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should be had; and it is hereby ordered that by reason of the above facts, to permit a rear yard setback of 10 feet instead of the required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this \_\_\_\_\_ day of \_\_\_\_\_ 1968, that the herein Petition for a Variance should be and the same is hereby DENIED.

the same is granted, from and after the date of this order, to permit a rear yard setback of 10 feet instead of the required 30 feet, subject to approval of the State Roads Commission, Bureau of Public Service, 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 \_\_\_\_\_ day of \_\_\_\_\_ 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

HOWARD C. BUFTON 1904-1916  
ROBERT B. BUFTON 1916-1940  
HOWARD C. BUFTON, JR. 1940-1945  
RICHARD P. TUSTIN 1945-1968

ESTABLISHED 1849  
S. J. MARTENET & CO.  
REGISTERED  
SURVEYORS AND CIVIL ENGINEERS  
9 E. LEXINGTON STREET  
BALTIMORE, MD. 21202  
PHONE 539-4263

SIMON J. MARTENET 1849-1882  
HARRY G. JAYSON 1882-1891  
ARTHUR W. TUSTIN 1891-1911  
J. HOWARD BUFTON 1891-1940  
WILLIAM G. TUSTIN 1940-1945  
RICHARD P. TUSTIN 1945-1968  
HOWARD C. BUFTON, JR. 1940-1945  
RICHARD P. TUSTIN 1945-1968

DESCRIPTION OF A PARCEL OF LAND TO BE CONVEYED

All that parcel of land situate in the Fifteenth Election District of Baltimore County, bounded and described as follows:

BEGINNING for the same at the intersection formed by the South-easterly side of Old Philadelphia Road with the Northwesterly side of Rosedale Avenue, said point of intersection being the beginning point of the parcel of land which by deed dated October 31, 1954, was conveyed by Amrigor Construction Corporation unto Regional Realty, Inc., and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2809 folio 409 etc., and running thence with the first line of the land described in said deed and binding on the Northeast side of Rosedale Avenue South 40 degrees and 50 minutes East 194.76 feet to meet a line drawn parallel with and distant 20 feet, measured at right angles from the Northwesterly wall of a one story brick building there situate; thence, for a line of division now made, binding on the line so drawn North 42 degrees and 02 minutes East 33.57 feet to intersect the third line of the land described in the deed hereinabove mentioned, said intersection point being also a point in the first line of the land described in a deed dated October 29, 1954, from Frederick W. Soars and wife to Stella C. Kennedy and recorded among said Land Records in Liber G.L.B. No. 2562 folio 433 etc.; thence binding reversely on said first line of said last mentioned deed North 50 degrees and 51 minutes West 141.52 feet to the Southeastern side of Old Philadelphia Road and thence binding on said side of Old Philadelphia Road South 43 degrees and 06 minutes West 194.15 feet to the place of beginning.

Containing 28,913 square feet or 0.6627 acres of land, more or less.

Being part of all that land described in the deed dated October 31, 1954, from Amrigor Construction Corporation to Regional Realty, Inc., and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2809 folio 409 etc.; and also part of the land described in the deed dated October 29, 1954, from Frederick W. Soars and wife to Stella C. Kennedy and recorded among said Land Records in Liber G.L.B. No. 2562 folio 433 etc.

January 5, 1968

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

Amrigor Construction Corporation  
3909 Juniper Road  
Baltimore, Maryland 21218  
Attention: Mr. J. W. Schimmel

SUBJECT: Rear yard Variance for Amrigor Construction Corporation, located SE corner of Old Philadelphia Road and NE/3 Rosedale Ave. 15th District (Item 5, July 2, 1968)

Sentiment:  
The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:  
**BUREAU OF ENGINEERING:**  
Water - Existing 10" water in Philadelphia Rd.  
Sewer - Existing 8" sanitary sewer in Philadelphia Road  
Road - Rosedale Ave. is to be developed as a 60' wide road on a 60' R/W.  
**STATE ROADS COMMISSION:**  
If there is to be direct access to Philadelphia Road the entire frontage of the property on said road must be curbed with curb and gutter.  
The roadside face of curb is to be 20' from parallel to the centerline of Philadelphia Rd. The curb must return into Rosedale Ave. on a 30' radius. The entrance must be of a depressed curb type with 36" depression transitions. The entrance must have a minimum width of 25' and a maximum width of 35'. Due to poor stopping sight distance, the entrance must be located 10' from the p.c. of the radius return into Rosedale Avenue.  
**INDUSTRIAL DEVELOPMENT COMMISSION:**  
The Industrial Development Commission has reviewed the site and plans for an addition to the present facilities of the above petitioner.  
Because of the topography, unusual shape of the site and the taking of land for the proposed widening of Rosedale Avenue, the request for a variance in the rear yard appears reasonable.  
The Industrial Development Commission recommends that the request for the variance be given favorable consideration.  
**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  
Very truly yours,  
JAMES L. DYER, Zoning Supervisor  
cc: Carlisle Brown-Surf. of Engr.;  
John Meyers State Roads Comm.; George Hall-Industrial Development

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
BILLED TO: Regional Realty, Inc.  
3909 Juniper Road  
Baltimore, Md. 21218  
No. 54442  
DATE: June 25, 1968

DEPOSIT TO ACCOUNT NO. 01-622  
QUANTITY  
RETURN THIS PORTION WITH YOUR REMITTANCE  
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS  
TOTAL AMOUNT \$25.00  
COST

Position for Variance for Amrigor Construction Corp., at 150-18-A  
25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
BILLED TO: Laura V. Amrigor  
3909 Juniper Road  
Baltimore, Md. 21218  
No. 54473  
DATE: July 16, 1968

DEPOSIT TO ACCOUNT NO. 01-622  
QUANTITY  
RETURN THIS PORTION WITH YOUR REMITTANCE  
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS  
TOTAL AMOUNT \$75.00  
COST

Advertising and posting of property  
150-18-A  
75.00

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Rose, Zoning Commissioner Date: July 5, 1968

FROM: George E. Gavrilis, Director of Planning

SUBJECT: Petition 69-18-A, Variance to permit a rear yard of 10 feet instead of the required 30 feet. Southeast corner of Philadelphia Road and Rosedale Avenue, Amrigor Construction Corp., Petitioners.

15th District

HEARING: Friday, July 19, 1968 (9:30 A.M.)

The planning staff of the Office of Planning and Zoning offers the following comments on the above petition:

The petitioner's plat indicates a subdivision of land; therefore, the requirements of Title 44 of the Baltimore County Code, as amended, and all other subdivision requirements of Baltimore County must be met before any construction can proceed. The proposed property line would create a zoning violation in that the side-yard width on the northwesterly side of the existing one-story brick building would be less than required, and there are other questions with respect to parking and loading sufficiency and lay-out with respect to both the existing and proposed uses.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

1/Sign  
District: 15-4 Date of Posting: June 25-68  
Posted for: George E. Gavrilis, July 19, 1968, 9:30 A.M.  
Petitioner: Amrigor Construction Corp.  
Location of property: S/E cor. of Phila. Rd. and Rosedale Ave.  
Location of Sign: Sign posted on corner of Philadelphia and old Phila. Rd.  
Remarks: [Signature]  
Posted by: [Signature] Date of return: July 31, 68

PETITION FOR A VARIANCE

15th DISTRICT

LOCATION: Southeast corner of Old Philadelphia Road and Rosedale Avenue, Baltimore County, Maryland.

DATE: Friday, July 19, 1968

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

THE Zoning Commissioner of Baltimore County, by authority of the Zoning Regulations of Baltimore County, will hold a public hearing on the above petition for a Variance from the Zoning Regulations of Baltimore County to permit a rear yard setback of 10 feet instead of the required 30 feet.

All that parcel of land in the 15th District of Baltimore County, bounded and described as follows:

BEGINNING for the same at the intersection formed by the South-easterly side of Old Philadelphia Road with the Northwesterly side of Rosedale Avenue, said point of intersection being the beginning point of the parcel of land which by deed dated October 31, 1954, was conveyed by Amrigor Construction Corporation unto Regional Realty, Inc., and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2809 folio 409 etc., and running thence with the first line of the land described in said deed and binding on the Northeast side of Rosedale Avenue South 40 degrees and 50 minutes East 194.76 feet to meet a line drawn parallel with and distant 20 feet, measured at right angles from the Northwesterly wall of a one story brick building there situate; thence, for a line of division now made, binding on the line so drawn North 42 degrees and 02 minutes East 33.57 feet to intersect the third line of the land described in the deed hereinabove mentioned, said intersection point being also a point in the first line of the land described in a deed dated October 29, 1954, from Frederick W. Soars and wife to Stella C. Kennedy and recorded among said Land Records in Liber G.L.B. No. 2562 folio 433 etc.; thence binding reversely on said first line of said last mentioned deed North 50 degrees and 51 minutes West 141.52 feet to the Southeastern side of Old Philadelphia Road and thence binding on said side of Old Philadelphia Road South 43 degrees and 06 minutes West 194.15 feet to the place of beginning.

Containing 28,913 square feet or 0.6627 acres of land, more or less.

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Being the property of Amrigor Construction Corporation, located SE corner of Old Philadelphia Road and NE/3 Rosedale Ave. 15th District (Item 5, July 2, 1968)

Very truly yours,  
JAMES L. DYER, Zoning Supervisor

cc: Carlisle Brown-Surf. of Engr.;  
John Meyers State Roads Comm.; George Hall-Industrial Development

THE ESSEX TIMES  
ESSEX, MD. 21221 July 2, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John C. Rose, Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One WEEK

work before the 2nd day of July, 1968 that is to say, the same was inserted in the issue of June 27, 1968.

BY: Ruth Morgan

STROMBERG PUBLICATIONS, Inc.

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JAMES L. DYER, Zoning Supervisor

cc: Carlisle Brown-Surf. of Engr.;  
John Meyers State Roads Comm.; George Hall-Industrial Development

CERTIFICATE OF PUBLICATION

TOWSON, MD. \_\_\_\_\_ 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 \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, the first publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

THE JEFFERSONIAN

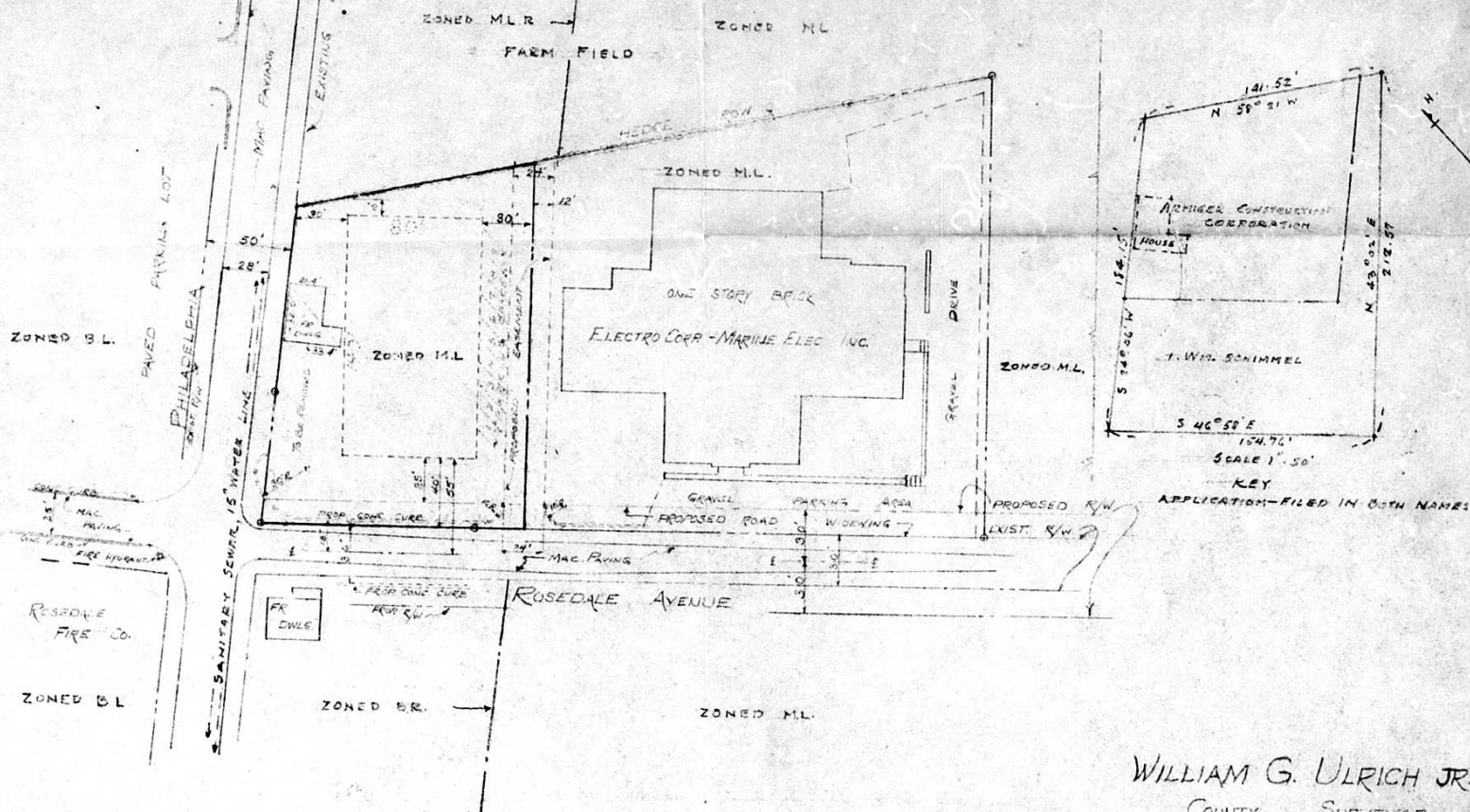
Cost of Advertisement, \$ \_\_\_\_\_

# 15<sup>TH</sup> ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND ZONING PLAT

ZONING PETITION:  
REQUEST FOR SIDE YARD VARIANCE  
10.0' IN LIEU OF 30.0'

|                         |   |                      |
|-------------------------|---|----------------------|
| PRESENT ZONING          | - | ML                   |
| PROPOSED ZONING         | - | ML                   |
| FLOOR SPACE             | - | 11,200 SQ. FT.       |
| PROPOSED USE            | - | LIGHT MANUFACTURING  |
| NUMBER OF EMPLOYEES     | - | 25                   |
| PARKING SPACES PROVIDED | - | 8                    |
| PARKING SPACES PROVIDED | - | 9                    |
| PAVING OF PARKING AREA  | - | DURABLE AND DUSTLESS |
| AREA OF PARKING         | - | PROPERLY MARKED      |

SCALE 1" = 50'



WILLIAM G. ULRICH JR.  
COUNTY SURVEYOR  
18 FULLERTON HIGTS. BALTO, MD. 21236  
SCALE 1" = 50' JUNE 5, 1968