

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, McArdle & Walsh, 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 hereof, hereby petition for a Variance from Section 255 (238.2) To permit a 2 foot sideyard instead of the required 30 feet.

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

In that it would be impossible for this business to relocate in Baltimore County without the facilities necessary to conduct it and the land can only be developed in this way.

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 of Baltimore County.

McArdle & Walsh, Inc.
Contract purchaser
Legal Owner
Address Maryland Ave. and Hill Road
Towson, Maryland 21204

Petitioner's Attorney
Thomas L. Hennessey
Address 408 Bayley Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day

of October 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 17th day of September, 1968, at 1:00 o'clock

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 27, 1968

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Petition #69-92-A, East side of Greenspring Drive 750 feet South of Timonium Road. Petition for Variance to permit a 2 foot side yard instead of the required 30 feet.
McArdle and Walsh, Inc. - Petitioners

8th District

HEARING: Wednesday, October 16, 1968 (1:00 P.M.)

The planning staff has no comment to make regarding this petition for a variance. If granted, the variance should be conditioned upon application only to the shed as shown on the petitioner's site plan.

GEG:bms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

September 19, 1968

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
TOWSON, MD. 21204

GEORGE E. GAVRELIS
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

Thomas L. Hennessey, Esq.,
408 Bayley Avenue
Towson, Maryland 21204

Re: Sideyard Variance for
McArdle & Walsh, Inc., located
E/S Greenspring Drive, 750' So.
Timonium Road
8th District
(Item 72, September 17, 1968)

Dear Sir:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 days, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-3000, Extension 351.

Very truly yours,

James E. Dyer
JAMES E. DYER
Zoning Supervisor

JED:jd

Enclosure

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 an undue hardship upon the petitioner and the requested variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved:

the above Variance should be had; and it further appearing that by reason of the following facts:

a Variance to permit a 2 foot side yard setback instead of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th

day of October, 1968, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a 2' side yard setback instead of the required 30 feet, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning & Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following facts:

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of October, 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

All that lot of ground situate in the Eighth Election District of Baltimore County and described as follows:

BEGINNING for the same on the easternmost side of Greenspring Drive at a point 750 feet from the intersection of Greenspring Drive and Timonium Road; thence leaving said point of beginning north 71° 15' 8" east 317.84 feet; thence binding on the westernmost right-of-way line of the North Central Railroad southerly by a line curving to the west with a radius of 3177.29 feet for a distance of 288.81 feet; thence south 71° 15' 8" west 286.97 feet to the Greenspring Drive; thence running and binding on the easternmost side of Greenspring Drive north 10° 44' 52" west 288.05 feet to the place of beginning, containing 2.017 acres of land more or less.

BEING the same lot of ground in a deed dated the 3rd day of February 1964 from Charleston Hall, Inc. to McArdle and Walsh, Inc. recorded among the land records of Baltimore County in Liber 4263, folio 679.

October 17, 1968

Thomas L. Hennessey, Esq.,
408 Bayley Avenue
Towson, Maryland 21204

Re: Petition for Variance to have
255 (238.2) of Zoning Reg. 4-A
Variance - E/S Greenspring Drive
750' S. Timonium Road, 8th Dist.,
McArdle & Walsh, Inc. Petitioner
No. 69-92-A

Dear Mr. Hennessey:

I have today passed my Order in the above matter in accordance with the attached copy.

Very truly yours

Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Thomas L. Hennessey, Esq.,
408 Bayley Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this 17th day of September, 1968.

John G. Rose
John G. ROSE
Zoning Commissioner

Petitioner: McArdle & Walsh, Inc.

Petitioner's Attorney: Thomas L. Hennessey, Esq. Reviewed by: *James E. Dyer*
Chairman of Advisory Committee

Thomas L. Hennessey, Esq.,
408 Bayley Avenue
Towson, Maryland 21204

September 19, 1968

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and has no comment to offer with regard to the proposed development 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.

Very truly yours,

JED:jd

James E. Dyer
JAMES E. DYER
Zoning Supervisor

PETITION FOR A VARIANCE FOR DISTRICT

SECTION 255 (238.2) - Side Yard Setback

ALL that lot of ground situate in the Eighth Election District of Baltimore County and described as follows:

BEGINNING for the same on the easternmost side of Greenspring Drive at a point 750 feet from the intersection of Greenspring Drive and Timonium Road; thence leaving said point of beginning north 71° 15' 8" east 317.84 feet; thence binding on the westernmost right-of-way line of the North Central Railroad southerly by a line curving to the west with a radius of 3177.29 feet for a distance of 288.81 feet; thence south 71° 15' 8" west 286.97 feet to the Greenspring Drive; thence running and binding on the easternmost side of Greenspring Drive north 10° 44' 52" west 288.05 feet to the place of beginning, containing 2.017 acres of land more or less.

BEING the same lot of ground in a deed dated the 3rd day of February 1964 from Charleston Hall, Inc. to McArdle and Walsh, Inc. recorded among the land records of Baltimore County in Liber 4263, folio 679.

McArdle and Walsh, Inc. Petitioner

No. 69-92-A

CERTIFICATE OF PUBLICATION

TOWSON, MD. SEP 26 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 11 consecutive weeks before the 15th day of October, 1968, the next publication appearing on the 25th day of September 1968.

THE JEFFERSONIAN

James E. Dyer
Manager

Cost of Advertisement, \$.....

[illegible]

