

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Samuel M. Pistorio, 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 233.2 to permit a side yard setback of 15 feet instead of the required 30 feet and permit a setback of 26 feet

between buildings (instead of the required 60 feet and a variance to Sect. 303.2 238.1

(255.1) to permit a front yard setback of 20 feet instead of the required 31.7 feet of the Zoning Regulations of Baltimore County; to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

I wish to erect the proposed building with a 15 foot side yard along the northeast lot line in order to provide an area for customer parking on the side of the existing 1/2 foot driveway. Other buildings on Rome Road and in the immediate vicinity have sideyards of less than 30 feet and a space of less than 60 feet between buildings.

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. I or we 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: Samuel M. Pistorio
Address: 6332 Frederick Avenue, Baltimore, Md. 21228

Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of December 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 11th day of February 1969, at 10:00 o'clock a.m.

(over) [Signature] Zoning Commissioner of Baltimore County.

W. LLOYD HALLACE
Surveyor and Civil Engineer
Registration No. 63
6332 Frederick Avenue
Baltimore, Md. 21228

December 11, 1968

Beginning for the same of a point on the northeast side of Rome Road, 40 feet wide, distant 450 feet southeasterly from the intersection of said northeast side of Rome Road and the southeast side of Pistorio Road, 40 feet wide and running thence binding on said northeast side of Rome Road, south 15°-11' East 235.71 feet, thence, at right angles to said Rome Road, North 44°-46' East 390 feet, thence parallel with said Rome Road North 15°-11' West 235.71 feet, thence, at right angles to said Rome Road, South 44°-46' West 390 feet to the place of beginning.

Containing 2.56 acres more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 28, 1969

FROM: George E. Gault, Director of Planning

SUBJECT: Petition #146-142-A. Petition for Variance to permit a side yard setback of 15 feet instead of the required 30 feet; and to permit a setback of 26 feet between buildings instead of the required 60 feet; and to permit a front yard setback of 20 feet instead of the required 31 feet 7 inches. Northeast side of Rome Road 450 feet southeast of Pistorio Road. Samuel M. Pistorio, Petitioner.

13th District

HEARING: Tuesday, February 11, 1969 (10:00 A.M.)

The Planning staff will offer no comment on the subject petition.

GEG:bms

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 13, 1969

COUNTY OFFICE BLDG.
111 S. CALHOUN AVE.
TOWSON, MARYLAND 21204

Oliver L. Myers
CHAIRMAN

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF PLANNING
BUREAU OF PUBLIC WORKS
HEALTH DEPARTMENT
POLICE DEPARTMENT
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Mr. Samuel M. Pistorio
6332 Frederick Avenue
Baltimore, Maryland 21228

RE: Type of desired: Side and front yard Variance
Location: NE/S Rome Rd., 450' S/E of Pistorio Rd.
District: 13th
Petitioner: Samuel M. Pistorio
Committee Meeting of Dec. 23, 1968
Item 146

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently unimproved and is surrounded by industrial uses in its entirety. It appears that this would be the only lot along Rome Road for any future industrial development.

BUREAU OF ENGINEERING:

Highways: Rome Road is a partially improved road, to eventually be a 44' curb and gutter street on a 60' right-of-way, as previously referred to in Building Permit #169-62 P.W.A. 135205 and Building Permit #170-62 (P.W.A. 135204)

Water: Existing 10" main in Rome Road.

Sanitary Sewerage: Existing 8" main in Rome Road.

Storm Drainage: This site is within the study made of the Pistorio properties in 1959. It is in a commercial area and all costs and charges are the Developer's responsibility. Refer to comments on Commercial Building Application #170-62 and Commercial Building Application #169-62.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE, Zoning Commissioner Date: January 2, 1969

FROM: PROJECT PLANNING DIVISION

SUBJECT: Zoning Advisory Agenda Item No. 146

December 30, 1968
Samuel M. Pistorio
N/E/S Rome Rd.
450' S/E of Pistorio Rd.

This plan has been reviewed and there are no site planning factors requiring comment.

RBW:vh

[Signature]
RICHARD B. WILLIAMS
Planner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

BUREAU OF TRAFFIC ENGINEERING

Baltimore County, Maryland

Towson, Maryland, 21204

TO: Mr. John G. Rose Date: December 31, 1968

FROM: C. Richard Moore

SUBJECT: Item 146 - ZAC - December 23, 1968
Property Owner: Samuel M. Pistorio
Rome Road S/E of Pistorio Road
Variance Section 238.2 & 303.2
side and front yards

The variance requested should have no adverse effect on traffic.

[Signature]
C. Richard Moore
Engineer II

CRM:nr

ZONING ADVISORY COMMITTEE MEETING

OF DEC. 23, 1968

Petitioner: Samuel M. Pistorio
Location: N/E/S Rome Rd. 450' S/E of Pistorio Rd.
District: 13
Present Zoning: M1
Proposed Zoning: VARIANCE
No. of Acres: 2.56

Comments:
WOULD HAVE NO EFFECT ON SCHOOL POPULATION

Mr. Samuel M. Pistorio
6332 Frederick Avenue
Baltimore, Maryland 21228
Item 146

January 13, 1969

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:

The variance requested should have no adverse effect on traffic.

BOARD OF EDUCATION:

Would have no effect on school population.

FIRE DEPARTMENT:

#1. Site plan will be required to show location fire hydrants nearest to site.

#2. Owner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

HEALTH DEPARTMENT:

The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 50 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

[Signature]
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Date: December 30, 1968

FROM: Captain Charles F. Norris, Jr.
Fire Department

SUBJECT: Item #146, Zoning Agenda, Monday, December 23, 1968
Property Owner: Samuel M. Pistorio
Location: N/E/S Rome Road, 450' S/E of Pistorio Road
District: 13th

#1. Site plan will be required to show location fire hydrants nearest to site.

#2. Owner shall be required to comply with all fire department requirements when construction plans are submitted for approval.

Charles F. Norris, Jr.
Captain

cc: Mr. Martin Jay Hanna,
Fire Protection Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose Date: December 30, 1968

FROM: William M. Greenwalt

SUBJECT: Item 146 - Zoning Advisory Committee Meeting December 23 - Rescheduled for December 30, 1968

146. Property Owner: Samuel M. Pistorio
Location: N/E/S Rome Rd., 450' S/E of Pistorio Rd.
District: 13th
Present Zoning: NL
Proposed Zoning: Var. Sec. 238.2 & 303.2 side and front yards
No. Acres: 2.56

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WNG/ca

BUREAU OF ENGINEERING

Comments - Zoning Plat

146. Property Owner: Samuel M. Pistorio
Location: N/E/S Rome Rd., 450' S/E of Pistorio Road

District: 13th
Present Zoning: NL
Proposed Zoning: Var. Sec. 238.2 & 303.2 side and front yards
No. Acres: 2.56

Highways:

Rome Road is a partially improved road, to eventually be a 14' curb and gutter street on a 60' right-of-way, as previously referred to in Building Permit #169-68 (P.W.A. 136206) and Building Permit #170-68 (P.W.A. 136206).

Water:

Existing 10" main in Rome Road.

Sanitary Sewerage:

Existing 8" main in Rome Road.

Storm Drainage:

This site is within the study made of the Pistorio properties in 1959. It is in a commercial area and all costs and charges are the Developer's responsibility. Refer to comments on Commercial Building Application #170-62 and Commercial Building Application #169-62.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading, or other drainage facilities, would be the full responsibility of the Applicant.

ONE:W

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 60838

DATE: 2/11/69

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Samuel M. Pistorio
6332 Frederick Ave.
Crownsville, Md. 21032

Zoning Dept. of Baltimore Co.

REPORT TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
67-622	Advertising and posting of property 67-162-A	\$34.9

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 60790

DATE: Jan. 28, 1969

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Samuel M. Pistorio
6332 Frederick Ave.
Crownsville, Md. 21032

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
67-622	Petition for Variance 67-162-A	\$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., February 7, 1969

THIS IS TO CERTIFY that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of successive weeks before the 11th day of February, 1969, the first publication appearing on the 23rd day of January, 1969.

day of February 1969, the first publication appearing on the 23rd day of January, 1969.

John G. Rose
John G. Rose
Zoning Commissioner

Cost of Advertisement, \$ 24.00
Purchase Order # 5501
Regulation No. 2 5942

PETITION FOR VARIANCE

130 DISTRICT
ZONING: Petition for Variance for Side and Front Yards.
LOCATION: Northeast corner of Rome Road and 450 feet southeast of Pistorio Road.
DATE & TIME: TUESDAY, FEBRUARY 11, 1969 at 10:00 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, in accordance with the Zoning Act and Regulations of Baltimore County, has held a public hearing for variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 15 feet instead of the 25 feet required by the Zoning Regulations of Baltimore County. The variance is for a period of 10 years, and the variance is for a period of 10 years, and the variance is for a period of 10 years.

The Zoning Commission of Baltimore County, in accordance with the Zoning Act and Regulations of Baltimore County, has held a public hearing for variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 15 feet instead of the 25 feet required by the Zoning Regulations of Baltimore County. The variance is for a period of 10 years, and the variance is for a period of 10 years, and the variance is for a period of 10 years.

All that parcel of land in the Thirteenth District of Baltimore County, Maryland, containing 2.56 acres more or less, being the property of Samuel M. Pistorio, as shown on plat filed with the County Department.

Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By order of
JOHN G. ROSE
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., JAN 23 1969, 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 successive weeks before the 11th day of February, 1969, the first publication appearing on the 23rd day of January, 1969.

John G. Rose
John G. Rose
Zoning Commissioner

Cost of Advertisement, \$ 24.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: 1-23-69

Posted for: VARIANCE

Petitioner: S.M. Pistorio

Location of property: N/E/S of Rome Rd. 450' S/E of Pistorio Rd.

Location of Sign: N/E/S of Rome Rd. 450' S/E of Pistorio Rd.

Remarks:

Posted by: [Signature] Date of return: 1-30-69

Mr. Samuel M. Pistorio
6332 Frederick Avenue
Baltimore, Md. 21208

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this 23rd day of December, 1968.

Petitioner Samuel M. Pistorio

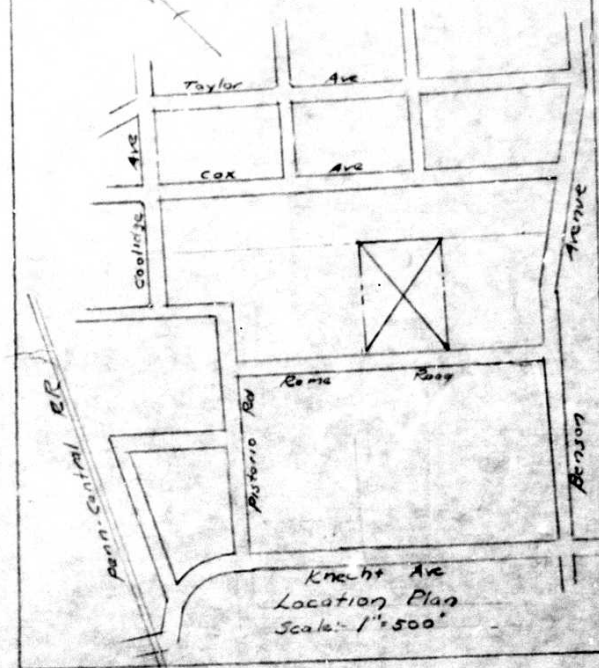
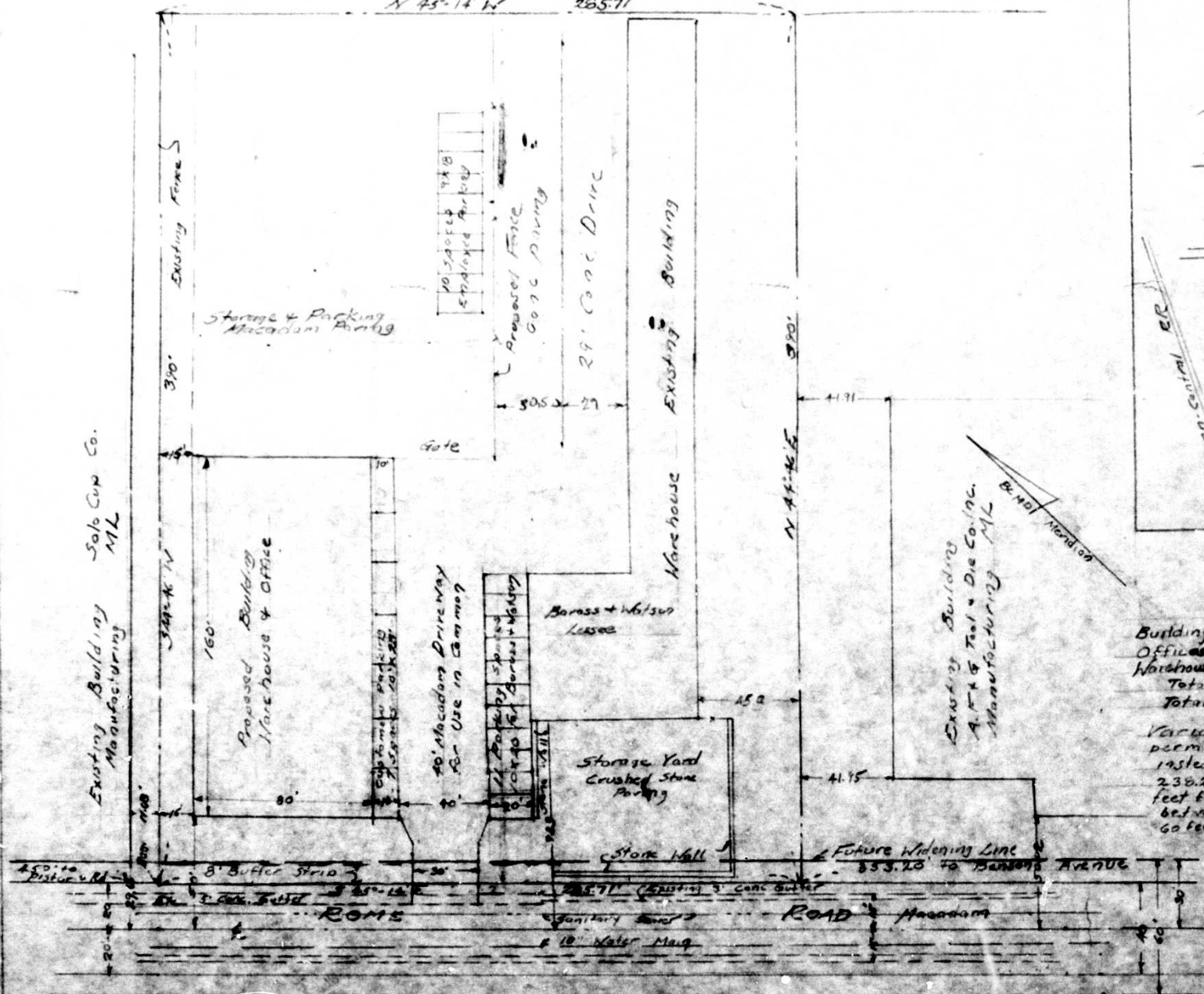
Petitioner's Attorney

Reviewed by [Signature]

Chairman of Advisory Committee

Vacant ML.

N 45° 14' W 285.71



Knecht Ave
Location Plan
Scale: 1" = 500'

Parking Data

Building 13,800 sq ft	
Offices 1200 sq ft one space for each 300 sq ft =	4
Warehouse 9 employees one space for every 3 =	3
Total Required	7
Total Provided	10

Variance to Sect. 303.2 (255 + 238.2) to permit a front yard setback of 20 feet instead of the required 31.7 feet.
238.2 to permit a side yard setback of 15 feet from the side property line and 60 feet between buildings instead of the required 50 and 60 feet respectively

Zone: ML
13th Election District
Area of Property 2.56 Acres
Scale: 1" = 50'

Property of Samuel M. Pastorio
13th Election District, Baltimore County, Md.
N. Lloyd Wallace, Surveyor & Civil Eng. Reg. 65

