

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or work for, Central Land 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 255.1 (238.21) to permit a side yard setback of 20 feet instead of required 30 feet and permit 20 feet between buildings instead of the required 60 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

1. A connection between the two buildings as suggested for compliance would result in added expense.
2. There is no need for access from one building to the other since each is to be occupied by a separate tenant engaged in unassociated enterprises. The smaller building is the office space of a general contractor while the larger is occupied by an industrial firm engaged in manufacturing.

A connection between the two buildings would lead to the possibility of the entire space being subject to the provisions of Article 407 of the Baltimore County Building Code which would not otherwise apply. It is the policy of the Baltimore County Zoning Commission to keep the use of the smaller building separate. 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
NORTHERN CENTRAL LAND COMPANY
Address: 1417 Clarkview Road
Baltimore, Md. 21209
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 held 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 10:30 o'clock.

Zoning Commissioner of Baltimore County.

(over)

PROPERTY DESCRIPTION

Beginning for the same in the South 0 degrees 45 minutes East 89 1/2 perch line of that tract deeded June 30, 1905, recorded in the Land Records of Baltimore County in Liber W.P.C. No. 287 folio 378, conveyed by Mary J. Hook to Lucy J. Clark at a point distant 550.04 feet measured southerly along said line from the southwest side of Falls Road (50 feet wide), thence running S 4 degrees 49 minutes 52 seconds E 646.29 feet, thence running N 85 degrees 46 minutes 57 seconds W 152.02 feet, thence binding on the easternmost side of Clarkview Road (60 feet wide) as shown on plat the three following courses and distances N 4 degrees 49 minutes 52 seconds W 93.78 feet, northerly by a line curving to the east with a radius of 2970.00 feet for a distance of 163.26 feet, and N 1 degree 40 minutes 54 seconds W 360.10 feet, thence running N 82 degrees 29 minutes 51 seconds E 126 feet to the place of beginning.

Containing 2.0503 acres of land more or less.

Being all or part of those tracts of land conveyed to T. Courtenay Jenkins, Jr. et al. co-partners, trading as the Northern Central Land Company, deeded and recorded in the Land Records of Baltimore County as follows:

1. By J. H. Williams, Inc., May 19, 1966, Liber O.T.G. No. 4619, Folio 479.
2. By J. Harlan Williams, Jr. and wife, May 13, 1964, Liber K.R.G. No. 4299, Folio 356.
3. By T. Courtenay Jenkins, Jr. et al., May 13, 1964, Liber K.R.G. No. 4299, Folio 350.
4. By William H. Callahan and wife, October 12, 1965, Liber O.T.G. No. 4532, Folio 406.

NORTHERN CENTRAL LAND COMPANY
December 6, 1968

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gavallie, Director of Planning

SUBJECT: Petition #69-163-A. Variance to permit a side yard setback of 20 feet instead of the required 30 feet and to permit 20 feet between buildings instead of the required 60 feet. East side of Clarkview Road 530.05 feet southwest of Falls Road. Northern Central Land Company, Petitioners.

3rd District

HEARING: Tuesday, February 11, 1969 (10:30 A.M.)

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

GEG:jms

BUREAU OF ENGINEERING

Comments - Zoning Plat

148. Property Owner: Northern Central Land Co.
Location: E/S Clarkview Road,
638' So. of W/S Falls Rd.

District: 3rd
Present Zoning: ML
Proposed Zoning: Var. Sec. 255.1 (238.21) side yard
No. Acres: 2.05

Highways:

Clarkview Road is an existing 36' road in a 60' right-of-way.

Water:

Existing 12" main in Clarkview Road.

Sanitary Sewerage:

Existing 8" main in Clarkview Road.

Storm Drainage:

Existing systems functional.

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.

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: William M. Greenwalt

SUBJECT: Item 148 - Zoning Advisory Committee Meeting December 23- Rescheduled for December 30, 1968

148. Property Owner: Northern Central Land Co.
Location: E/S Clarkview Rd., 638' So. of W/S Falls Rd.
District: 3rd
Present Zoning: ML
Proposed Zoning: Var. Sec. 255.1 (238.21) side yard
No. Acres: 2.05

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

ZONING ADVISORY COMMITTEE MEETING OF DEC 23, 1968

Petitioner: Northern Central Land Co.
Location: E/S Clarkview Rd. 638' S. of W/S Falls Rd.
District: 3rd
Present Zoning: ML
Proposed Zoning: Var
No. of Acres: 2.05

Comments:

WOULD HAVE NO EFFECT ON SCHOOL POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Captain Charles F. Morris, Sr.
Fire Department

SUBJECT: Item #148 - Zoning, Monday, December 23, 1968
Property Owner: Northern Central Land Company
Location: E/S Clarkview Road, 638' S. of W/S Falls Road
District: 3rd

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

Charles F. Morris, Sr.
Captain

cc: Mr. Martin Jay Hanna,
Fire Protection Engineer

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson, Maryland, 21204

TO: Mr. John G. Rose

FROM: C. Richard Moore

SUBJECT: Item 148 - ZAC - December 23, 1968
Property Owner: Northern Central Land Co.
Clarkview Rd. south of Falls Road
Variance Section 255.1 (238.21) side yard

The variance requested should have no adverse effect on traffic.

C. Richard Moore
Engineer II

CRM:mr

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. 148

December 30, 1968
Northern Central Land Co.
E/S Clarkview Rd.
638' South of W/S Falls Rd.

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

RBW:vh

Richard B. Williams
RICHARD B. WILLIAMS
Planner

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 14, 1969

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Oliver L. Myers
Chairman

MEMBERS:
BUREAU OF ENGINEERING
TRAFFIC ENGINEERING
PUBLIC WORKS COMMISSION
BOARD OF FIRE PROTECTION
HEALTH DEPARTMENT
PROTECTIVE SERVICES
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Northern Central Land Company
1417 Clarkview Road
Baltimore, Maryland 21209

RE: Type of Hearings: Variance for side yard setback
Location: E/S Clarkview Rd., 638' So. of W/S Falls Rd.
District: 3rd
Petitioner: Northern Central Land Co.
Committee Meeting of Dec. 23, 1968 69
Item 148

Gentlemen:

The Zoning Advisory Committee has reviewed the plan 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 improved with an industrial building which appears to be an office. To the north, south, and west the property is bounded by an industrial park to the east are dwellings 20 to 30 years old in good repair.

BUREAU OF ENGINEERING:

Highways: Clarkview Road is an existing 35' road in a 60' right-of-way.

Waters: Existing 12" main in Clarkview Road

Sanitary Sewers: Existing 8" main in Clarkview Road.

Storm Drainage: Existing systems functional.

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.

Northern Central Land Company
1417 Clarkview Road
Baltimore, Maryland 21209
RE: Item 148

January 14, 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.

FIRE DEPARTMENT:
Owner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

BOARD OF EDUCATION:
Would have no effect on school population.

HEALTH DEPARTMENT:
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.

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 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JO
Enc.

Northern Central Land Company
1417 Clarkview Road
Baltimore, Md. 21209

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

day of January, 1969

Petitioner: Northern Central Land Co.

Petitioner's Attorney: Reviewed by: *Oliver L. Myers*
Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 60831

DATE: Feb. 14, 1969

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Northern Central Land Company
1417 Clarkview Road
Baltimore, Md. 21209

Zoning Dept. of Baltimore County

REMIT TO ACCOUNT IN: 60-222 RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and printing of property 60-222-1 60.00

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. 60791

DATE: Feb. 14, 1969

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Northern Central Land Company
1417 Clarkview Road
Baltimore, Md. 21209

Zoning Dept. of Baltimore County

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Advertising and printing of property 60-222-1 60.00

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MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND

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... 19 69, the 23rd publication day of February... appearing on the 23rd day of January 1969.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$...

PETITION FOR VARIANCE

ZONING: Petition for Variance

LOCATION: East side of Clarkview Road, 638' South of Falls Rd.

DATE & TIME: TUESDAY, FEBRUARY 11, 1969 at 10:30 A.M.

PLACE: Public Hearing Room, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Ordinance of Baltimore County, do hereby certify that the following is a true and correct copy of the petition for variance as filed with the Zoning Commission of Baltimore County on January 14, 1969.

The Petitioner, Northern Central Land Company, of Baltimore County, Maryland, do hereby petition the Zoning Commission of Baltimore County for a variance from the Zoning Ordinance of Baltimore County, to allow the construction of a building on the subject property, which is located on the East side of Clarkview Road, 638' South of Falls Rd., and is zoned R-1.

The subject property is located on the East side of Clarkview Road, 638' South of Falls Rd., and is zoned R-1.

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