

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robanet Bldg. Corp. 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 238.2 Side Yard. To permit a side yard setback of 12 feet 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)

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 \_\_\_\_\_ Address SE Cor. York Rd. & Bosley Rd.  
Baltimore, Maryland  
 BY \_\_\_\_\_ Petitioner's Attorney \_\_\_\_\_ Protestant's Attorney \_\_\_\_\_  
 Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day

of January \_\_\_\_\_ 1969, 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 \_\_\_\_\_ day of February \_\_\_\_\_ 1969, at 10:30 clock a.m.



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

(over)

69-166A  
 ROBANET BUILDING CO., 165-166A E/W of York Rd. 150' N of 9th Avenue Rd.

ORDER RECEIVED FOR FILING  
 DATE 2/13/69  
 BY J. C. HARRIS

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 unreasonable hardship and the requested variance would give relief without substantial injury to the public health, safety or general welfare

the above Variance should be had, and it further appearing that by reason of \_\_\_\_\_

required 30 feet a Variance to permit a side yard setback of 12' instead of the \_\_\_\_\_ should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this \_\_\_\_\_ day of February \_\_\_\_\_ 1969, 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 side yard setback of 12' instead of the required 30 feet, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and Office of Planning and \_\_\_\_\_ Zoning Commissioner of Baltimore County

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 \_\_\_\_\_ 1969, that the above Variance be and the same is hereby DENIED.

\_\_\_\_\_  
 Zoning Commissioner of Baltimore County

BALTIMORE COUNTY BOARD OF ZONING ADVISORY COMMITTEE MEETING OF Jan 7, 1969

Petitioner: Robanet Bldg. Corp.  
 Location: SE cor. York Rd. & Bosley Rd.  
 District: 9  
 Present Zoning: BR  
 Proposed Zoning: Var. to Sec. 238.2 Side Yard  
 No. of Acres: 1.25

Comments: NO EFFECT ON STREET POPULATION

BUREAU OF ENGINEERING  
 Comments - Zoning Plat

155. Property Owner: Robanet Bldg. Corp.  
 Location: SE cor. York Rd. & Bosley Rd.  
 District: 9th  
 Present Zoning: BR  
 Proposed Zoning: Var. to Sec. 238.2 Side Yard  
 No. Acres: 1.25

This is a zoning application for an addition to the existing building. Utilities are available. All road paving and curb and gutter exist.

EAM:wh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 8, 1969  
 FROM: PROJECT PLANNING DIVISION  
 SUBJECT: Zoning Advisory Agenda Item No. 155

January 7, 1969  
 Robanet Bldg. Corp.  
 S/E cor. York Rd. & Bosley Rd.

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

RBW:wh RICHARD B. WILLIAMS  
 Planner

INTER-OFFICE CORRESPONDENCE

BUREAU OF TRAFFIC ENGINEERING  
 Baltimore County, Maryland  
 Towson, Maryland, 21204

TO: Mr. John G. Rose Date: January 9, 1969  
 FROM: C. Richard Moore  
 SUBJECT: Item 155 - ZAC - January 7, 1969  
 Property Owner: Robanet Bldg. Corp.  
 York Road & Bosley Road  
 Variance to Section 238.2 side yard

The plan must be revised to show the layout of the parking lot of 90 spaces.

C. Richard Moore  
 Engineer II

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 13, 1969  
 FROM: Captain Charles F. Morris, Sr.  
 Fire Department  
 SUBJECT: Item #155 - Zoning Agenda, Tuesday, January 7, 1969  
 Property Owner: Robanet Building Corp.  
 Location: SE Corner - York Road and Bosley Road  
 District: 9th

#1. Owner shall be required to meet all Fire Department regulations when construction plans are submitted for approval.

Charles F. Morris, Sr.  
 Captain

cc: Mr. Jay Hanna,  
 Fire Protection Engineer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose Date: January 9, 1969  
 FROM: William M. Greenwalt  
 SUBJECT: Item 155 - Zoning Advisory Committee Meeting, January 7, 1969

Health Department Comments:

155: Property Owner: Robanet Bldg. Corp.  
 Location: SE/Cor. York Rd. & Bosley Rd.  
 District: 9th  
 Present Zoning: BR  
 Proposed Zoning: Var. to Sec. 238.2 side yard  
 No. Acres: 1.25

Public water and sewers are available to the site. The proposed building may be subject to registration and compliance with Maryland State Health Air Pollution Control Regulations.

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

WNG:ca

PAID TO DOLLERBERG BROS. INC. 100 WASHINGTON AVENUE AT YORK ROAD TOWSON, MD. 21284

DOLLERBERG BROTHERS DEC 18 1968  
Registered Professional Engineers & Land Surveyors  
100 WASHINGTON AVENUE AT YORK ROAD J. Wirtan Schaefer & Sons, Inc.  
TOWSON, MD. 21284

December 16, 1968

Zoning Decision

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

Beginning for the same at the corner formed by the intersection of the easternmost side of York Road with the northernmost side of Dunvale Road and running thence and binding on the easternmost side of York Road North 31 degrees 41 minutes 41 seconds east 200.17 feet, thence North 57 degrees 45 minutes 41 seconds east 1.50 feet, thence binding on the curve that connects the easternmost side of York Road with the southernmost side of Bosley Avenue, approximately by a line curving toward the right having a radius of 30 feet for a distance of 39.33 feet (the chord of said arc bearing North 13 degrees 02 minutes East 51.40 feet) to the southernmost side of Bosley Avenue, thence binding on the southernmost side of said avenue North 57 degrees 45 minutes 41 seconds East 149.30 feet to the westernmost side of an alley, thence binding on the westernmost and southernmost sides of said alley the two following courses and distances: viz South 31 degrees 41 minutes 41 seconds East 124.41 feet and North 57 degrees 45 minutes 41 seconds East 15 feet, thence leaving said alley and running South 31 degrees 41 minutes 41 seconds East 150 feet to the northernmost side of Dunvale Road and thence binding on the northernmost side of said road South 57 degrees 45 minutes 41 seconds East 200 feet to the place of beginning.

Containing 1.25 Acres of land more or less.



STATE OF MARYLAND  
STATE ROADS COMMISSION

300 WEST PARKWAY STREET  
BALTIMORE, MD. 21201  
JANUARY 8, 1969

COMMISSION MEMBERS  
JEROME B. WOLFF  
Chairman  
WALTER H. ROSS  
Member  
WALTER S. ROSS  
Member  
JOHN J. WIGGINS  
Member  
FRANK THOMP  
Member

WALTER H. ROSS  
Chairman  
WALTER S. ROSS  
Member  
JOHN J. WIGGINS  
Member  
FRANK THOMP  
Member

Mr. John G. Rose, Zoning Commission  
County Office Building  
Towson, Maryland 21204

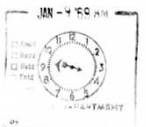
Re: Zoning Advisory Committee  
Meeting January 7, 1968  
Item 155 - Property Owners  
Robert Bldg. Corp.  
Location: 2 1/2 cor. York Road  
(Route 45) & Bosley Road  
District: 9th  
Present Zoning: B8  
Proposed Zoning - Var. to Rec. 230-2  
side yard

Dear Mr. Rose:

This office has reviewed the subject plot plan and finds that the existing entrance is acceptable to the State Roads Commission.

Very truly yours,  
Charles Lee, Chief  
Development Engineer  
John G. Rose, Chairman  
John E. Meyers, Asst. Development Engineer

CC:JEM:bk



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 16, 1969

Oliver L. Myers  
Zoning Administrator

Robert Building Corp.,  
Mt. Royal & Maryland Avenue  
Baltimore, Maryland 21218  
Type of Hearing: Side yard variance  
Location: SE Cor. York Rd. & Bosley Rd.  
District: 9th  
Petitioner: Robert Bldg. Corp.  
Committee Meeting of Jan. 7th, 1969  
Item 155

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 improved with a new car agency with adjoining outdoor sales area. Curb and gutter exists along the frontage of York Road and Bosley Avenue.

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

The plan must be revised to show the layout of the parking lot of 90 spaces.

Owner shall be required to meet all Fire Department regulations when construction plans are submitted for approval.

Public water and sewers are available to the site. The proposed building may be subject to registration and compliance with Maryland State Health Air Pollution Control Regulations.

Robert Building Corp.,  
Mt. Royal & Maryland Avenue  
Baltimore, Maryland 21218  
Item 155

BOARD OF EDUCATION:  
No effect on student population.

ZONING ADMINISTRATION DIVISION:  
The petitioner's plot plan must be revised to show the layout of the parking lot of 90 spaces in accordance with the Bureau of Traffic Engineering's comments above prior to the hearing. The area used for the display of used cars, customer parking must be shown on the revised drawing. The curb to be displayed must be set back 10' from the 9/4' line of the streets.

Very truly yours,  
Oliver L. Myers, Chairman

OLM:JP  
Enc.

BALTIMORE COUNTY, MARYLAND  
INTER OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 30, 1969  
FROM: George E. Govey, Director of Planning

SUBJECT: Petition #69-166-A. Variance to permit a side yard of 12 feet instead of the required 30 feet. East side of York Road 160 feet north of Dunvale Road. Robert Building Corp., Petitioner.

9th District  
HEARING: Thursday, February 13, 1969 (10:30 A.M.)

The Planning staff offers no comment on the variance as such. If granted, it is recommended that it order be conditioned upon a requirement of suitably finished exterior walls.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9th Date of Posting: Jan. 24 - 69  
Posted for: Variance for side yard of 12 feet instead of the required 30 feet. East side of York Road 160 feet north of Dunvale Road. Robert Building Corp., Petitioner.  
Location of property: E. side of York Rd. 160 feet N. of Dunvale Rd.  
Location of Signs: Signs posted on front of property.  
Remarks: See attached.  
Posted by: [Signature] Date of return: Jan. 21 - 69

THE TOWSON TIMES  
TOWSON, MD. 21204 January 27, 1969

THIS IS TO CERTIFY that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 27th day of January, 1969, that is to say, the same was inserted in the issue of January 23, 1969.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

PETITION FOR VARIANCE  
9th DISTRICT  
ZONING: Petition for Variance for Side Yard  
LOCATION: East side of York Road 160 feet north of Dunvale Road.  
DISTRICT: 9th  
DATE: 1/23/69  
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21284

CERTIFICATE OF PUBLICATION  
TOWSON, MD. JAN 23 1969

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 consecutive weeks before the 13th day of February, 1969, the one publication appearing on the 23rd day of January 1969.  
THE JEFFERSONIAN  
Manager

Cost of Advertisement, \$

Robert Building Corp.,  
Mt. Royal & Maryland Avenue  
Baltimore, Md. 21218  
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 January 1969.

John G. Rose, Zoning Commissioner

Petitioner: Robert Bldg. Corp.  
Petitioner's Attorney: [Signature]  
Reviewed by: [Signature] Chairman of Advisory Committee

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
No. 60794  
DATE: Jan. 21, 1969

TO: J. Wirtan Schaefer & Sons, Inc.  
145 W. York Road  
Towson, Md. 21284  
REPORT TO ACCOUNT NO. 01-622  
RETURN THIS PORTION WITH YOUR REMITTANCE. DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS.

Quantity: 1  
Description: Petition for Variance for Robert Building Corp.  
69-166-A  
TOTAL AMOUNT: \$25.00

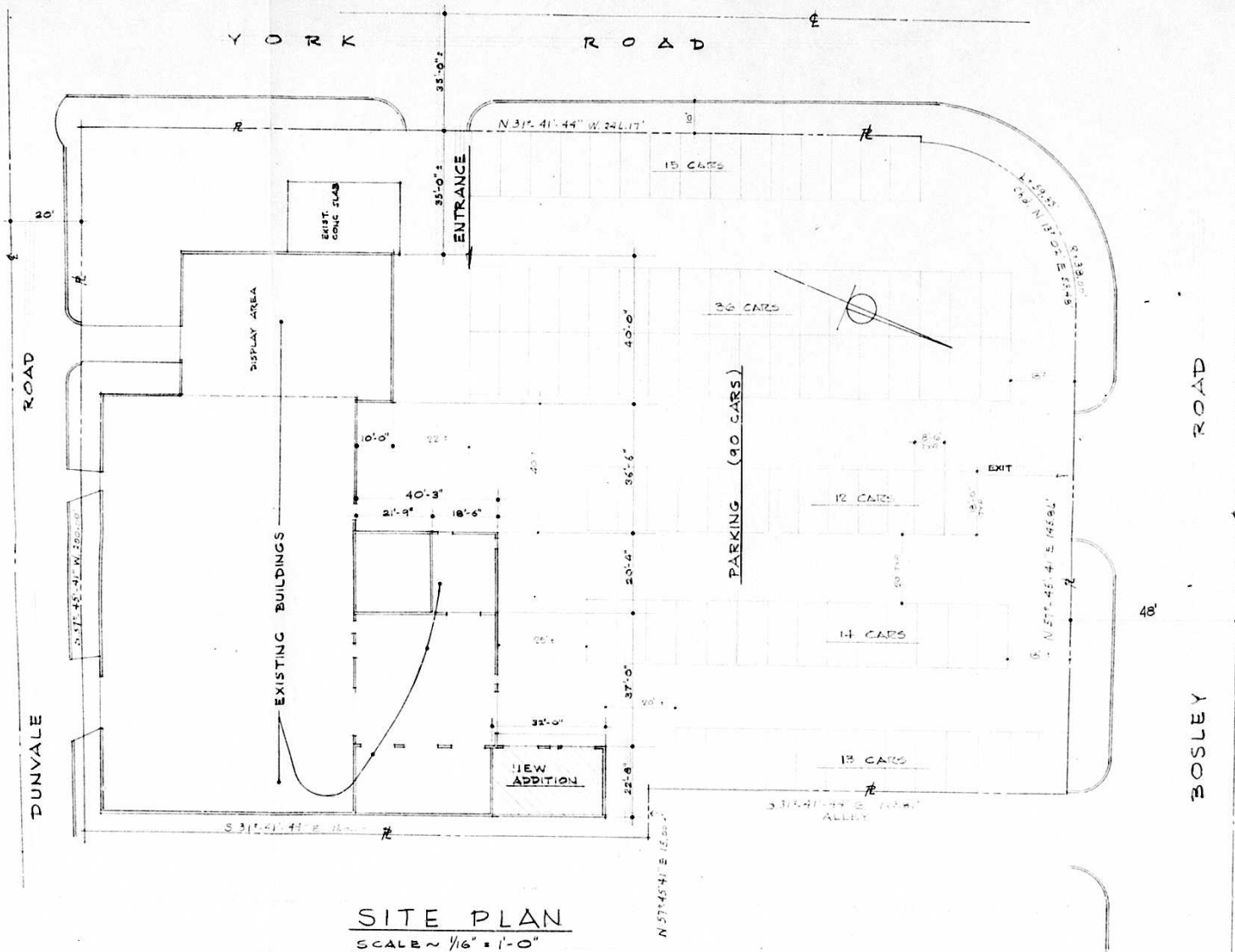
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
No. 60841  
DATE: 2/12/69

TO: Thomas Wally Helmsing, Inc.  
800 N. York Road  
Towson, Md. 21284  
REPORT TO ACCOUNT NO. 01-622  
RETURN THIS PORTION WITH YOUR REMITTANCE. DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS.

Quantity: 1  
Description: Advertising and printing of property for Robert Building Corp.  
69-166-A  
TOTAL AMOUNT: \$6.00

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



**SITE PLAN**  
SCALE ~ 1/16" = 1'-0"

NOTE: THIS IS NOT A SURVEY PLAT.

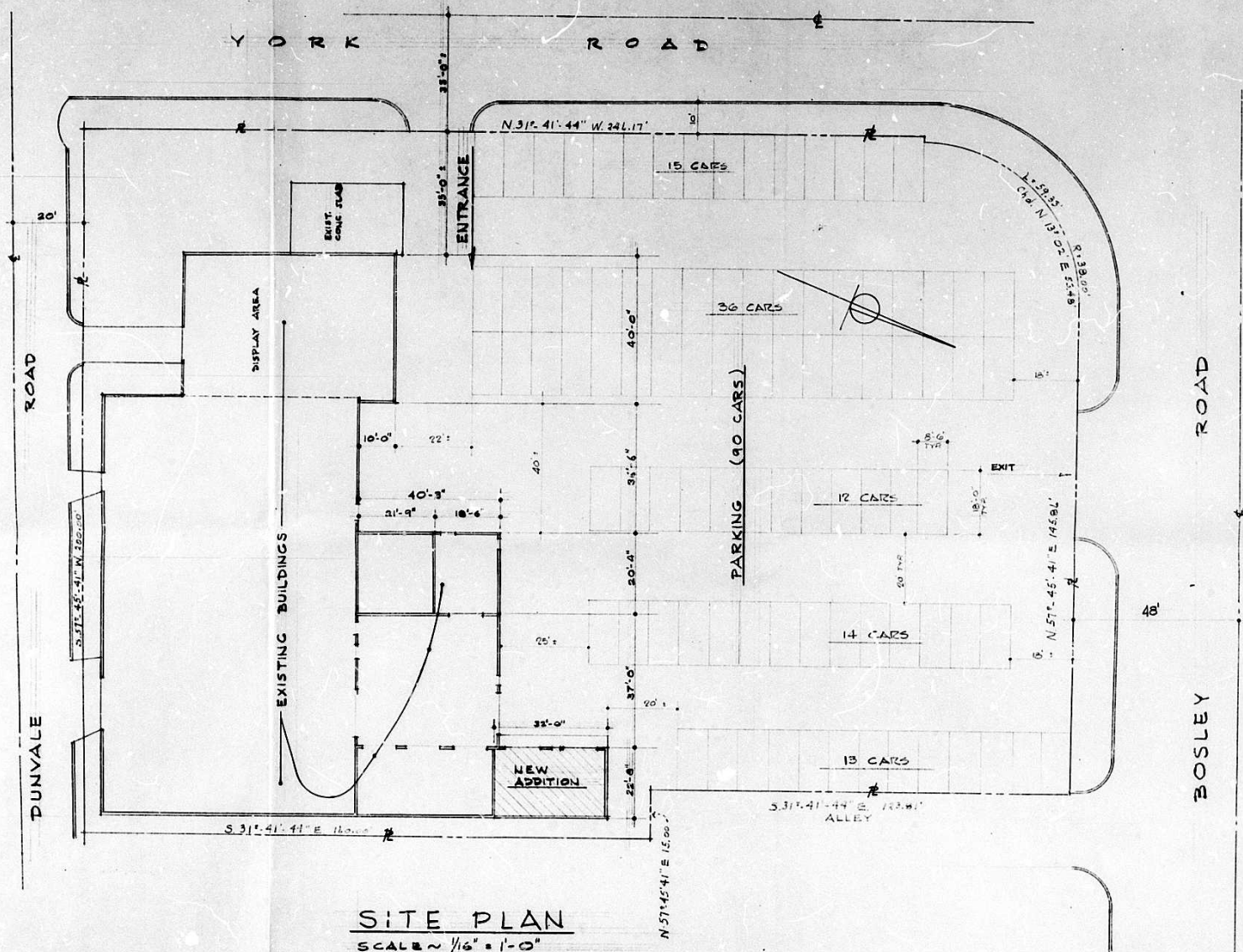
PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: [Signature]  
DATE: 10/25/66  
69-166A

**TOWSON VALLEY MOTORS, INC.**  
801 NORTH YORK RD.  
BALTIMORE COUNTY, MARYLAND

**J. VINTON SCHAFER & SONS**  
BUILDERS & CONTRACTORS  
PULASKI HIGHWAY, WHITE MARSH, MARYLAND  
TEL. 335-3000

<b>SITE PLAN &amp; NOTES</b>	
DRAWING NO. A-1	1 OF 3 SHEETS
PROJECT COORDINATOR ERIC NICKS	
DRAWN BY DOUG BAUMANN	
DATE OCTOBER 25 1966	
SERVED 1135 BY PARKING FACILITIES	

MICROFILMED



**SITE PLAN**  
SCALE ~ 1/8" = 1'-0"

NOTE: THIS IS NOT A SURVEY PLAN.

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *[Signature]*  
DATE: 10/26/68  
69-166A

**TOWSON VALLEY MOTORS, INC.**  
801 NORTH YORK RD.  
BALTIMORE COUNTY, MARYLAND

**J. VINTON SCHAFER & SONS**  
BUILDERS & CONTRACTORS  
PULASKI HIGHWAY, WHITE MARSH, MARYLAND  
TEL. 335-3000

**SITE PLAN & NOTES**  
DRAWING NO. A-1 TOP 3 SHEETS  
PROJECT COORDINATOR: FILED HICKS  
DRAWN BY: SOUL BAUMANN  
DATE: OCTOBER 22 1968 REVISED 1-30-69 PARKING FACILITIES