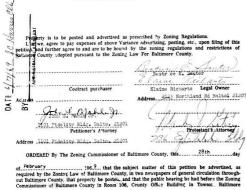
hereby petition for a Variance from Section. 239.2 SIDE YARDS - Request 24.5. set back on the northwest property lines instead of the required

30. Request 20. on the southeast property lines instead of the required 30'.

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

That the commercial building to be constructed on said lot is a standardized building whose steel parts are prefubricated **, that to reduce the size of said building would present a practical afficulty and work a bardening on the concers, the patitioners beruin.



of February 196.2. that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be postein, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, Ceunty Office Building in Towsoc. Baltimore County, on the 31st day of March ., 196_9_ at 10:00 o'clock

.A. M

ORDER RECE

3/2/169

M!CROFIL'MED

Som

69-211-A

DESCRIPTION TO ACCOMPANY PUTITION FOR VARIANCE

January 21, 1969

Paginning for the same at a point on the southwest Right of Way line of Liberty Road, 80° wide, at a distance of 370° ± Northwesterly from the intersection of the Northwest Right of Way line of Liberty Road and the center line of Old Court Road said point of beginning being in the 3rd or S41°55'W 177' -10" line of the land which by deed dated September 3, 1926 and recorded among the Land Records of Baltimore County in Liber WPC 636, folio 456, was conveyed by Beverly W. Widerman to C. Leroy Widerman, at the distance of 134.46' from the end of said 3rd line, thence leaving said 3rd line and binding on the southwest Right of Way of Liberty Road, as now surveyed, S64°09'00"E 159.64', to incersect the 7th or NS0°44'E 119.10" line of the first parcel of land which by deed dated January 19, 1926 and recorded among the Land Records of Baltimore County in Liber WPC 629, folio 7 was conveyed by Beverly W. Widerman and wife to Walter F. Sauter and wife thenca leaving the southwa Right of Way line of Liberty Road and binding reversely on part of said 7th line \$46*00.30"W 76.39. running thence for a line of division the three following courses and distances: 1)525°51'00"W 105.32' 2)N64*09*00"W 129.82' and N41 22*10"W 81.74' to intersect the 4th or 553°28'W 292' -4" line of the aforesaid deed, Beverly Widerman to C. Leroy Widerman, at the distance of 15.14' from the beginning of said 4th line, running thence and binding reversely on a part of the 4th and a part of the 3rd lines of the aforesaid deed, Beverly widerman to C. Leroy miderman, the two following courses and distances, as now surveyed: 1)N48°37'50"E 15.14' and 2)N37'04'50"E 124.46' to the place of beginning.

CONTAINING 0.772 Acres of land more or less. BEING part of the land of Beatrice E. Sauter e: al.



ent, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts the above Variance should be had; and it further appearing that by reason ofshould be granted IT IS ORDERED by the Zoning Commissioner of Baitimore County this ... 196 that the herein Petition for a Variance should be and the same is granted, from and after the date of this order Zoning Commissioner of Baltimore County ertisement, posting of property and public hearing on the above petition ring that by reason of failure to show practical difficulty or unreasonable riance should NO? BE GRANTED ORDERED by the Zoning Com

Call D. Harde 4

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Compissioner

Date ___ Morch 44, 1969.

FROM George E. Gayrelis, Director of Planning

SUBJECT. Petition *62-200-A. Variones to cernit a side yard on the northwest side of 24.5 feet instead of the required 30 feet; and to permit a side yard on the southeast property line of 20 feet instead of the required 30 feet. Southwest side of Liberty &c.d 370 feet Northwest of Old Court Road. Section E. South, et al., P. ktiforen.

2nd District

Monday, March 31, 1962 (10:00 A.M.)

The Planning staff will offer no comment on the subject petition

GEGions

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 25, 1959

RE: Type of Hearing: Variance for side yord netback Locations SW R/M of Liberty Rd., 370° ± NM from center line Old Court Road 2nd District Peitinoner: Beatrice E. Sauter Committee Menting of Feb. 11, 1969 Item 188

BUREAU OF ENGINEERING

TRAFFIC ENGINEER BUREAU OF FIRE PREVENTION

PROJECT PLANNING BUILDING DEPARTS

John S. Mahle, Jr., Esq. 1101 Fidelity Building Baltimore, Maryland 21201

The Zoning Advisory Committee has reviewed the plans submitted with the above refers used 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 by two 2-story wasonary duallings 80 to 50 years in age. They are mresently vacant end agazer to have been recently vacant end agazer to have been recently vaca. Of the subject sits which appear to to be verified to the rear of the subject sits which appear to be verified to the rear of the subject sits which appear to be verified to the rear of the subject site in the rear of the subject site in the morthwast by the flows 610 (company) to the northwast by Esso Service Station, Ilbrary and the Liberty Shopping Century. Immidiately to the submittant and along the entire rear property. Here of the subject site is improved with concrete cuts and suster a flow in the processing support to the contract cuts and suster a flow the is improved with concrete curb and gutter along the entire frontage of the subject site.

BUREAU OF ENGINEERING:

Highways:

Dear Sire

Access to this site will be from Liberty Road (Md. Rte. 26), which is a State Road. No County roads are affected by the improvements of this site.

John S. Mahle, Jr., Esq. 1101 Fidelity Building Beltimore, Maryland21201 RE: Item 188

February 25, 1962

HEALTH DEPARTMENT: (Continued)

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

STATE ROADS COMMISSION:

Two 30' entrances would be more than sufficient to serve the proposed iness; therefore, the plan must be revised accordingly.

The entrances must be of a depressed curb type with 24" transitions. There is pear stopping sight distance at the easterly entrance due to the over vertical curve to the cast.

Either the Right of Wey line of Liberty Road, or the parking set-backline must be curbed with concrete.

The plan must be revised in accordance with the foregoing comments prior to a hearing date being assigned.

The entrances will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION:

Due to the comments by the State Roads Commission this office is withdraining a hearing date until such time as these comments are complied with. The parking as laid out on the subject land does not provide for circultion throughout the entire site. The parking for the proposed building - Result irace - must be revised to provide for this circulation. Parking spaces 3, 10, 11, 12, 13, 14, 7 and 8 can be revised to provide for proper Circulation.

Very truly yours,

OLK:JD Enc.

BALTIMONE COUNTY OFFICE OF PLANNING AND ZONING

County Office Suilding 111 W. Chesapeake Avenu Towson, Maryland 21204

Your Petition has been received and accepted for filing this

day of February 2, 1969

Patitioner's Attorney John S. Me

John S. Mahle, Jr., Esq. 1101 Fidulity Building Baltimore, Maryland 21201 RE: Item 188

February 25, 1969

BUREAU OF ENGINEERING: (Continued)

Storm Drains:

S ont water from this site shall be directed to a suitable outful. The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or despace, 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.

- Page 2 -

Public sanitary sewerage is available to serve this site. There is existing sanitary sewer in Liberty Road.

Public water is available to serve the proposed structures through the existing water main in Liberty Road.

PROJECT PLANNING DIVISION:

The parking should be revised to allow circulation around buildings.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates that there is no change in the zoning of this property, therefore, there is no change in trip density.

BUILDING ENGINEER'S OFFICE: Buildings must meet specifications of Baltimore County Building Code.

FIRE DEPARTMENT:

Petitioner shall be required to comply with all fire Department requirements when construction plans are submitted for approval.

SOARD OF EDUCATION:

E. J. Raphel & Ass 201 Courtland Ave. Tousen, Nd. 21204

EZ3-3000 EXT. 387

No affect on student population.

HEALTH DECARTMENT:

Public water and sewers are available to the site.

BALTIMORE COUNTY, MARYIMND No. 60880 OFFICE OF FINANCE DATE 3/7/69 Division of Collection and neceipts COURT HOUSE LOWSON, MARYLAND 21204

01-622 Petition for Variance for Seatrice E. Sauter, et al

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

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 62128

DATE April 3, 1969

53.72 IMPORTANT: MAKE CHECKS PAYABLE 10 SALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 212 4

LEGALS HITTER CERTIFICATE OF PUBLICATION PETTION FOR VARIANCE DID DO NOT THE DESCRIPTION OF 2/12 . 1969 Pikesville, Md. THIS IS TO CERTIFY, that the annexed advertise ment was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each before the 3/ 3/ of --- one time much . 19 69 when the state of day of the first publication appearing on the 13 day of _ march . 1969. THE NORTHWEST STAR Cost of Advertisement, \$___ 1-Sign The control of the state of the late of th CERTIFICATE OF POSTING reen, Maryland or Unione & Souter of Liberty Date of Posting 3-1369 Rd - 370' NW of Old Court No. Location of Signe 385' Mile of Old Low of Hot of Hiberty Pd Posted by Aleon A Date of return: 3 -21-69

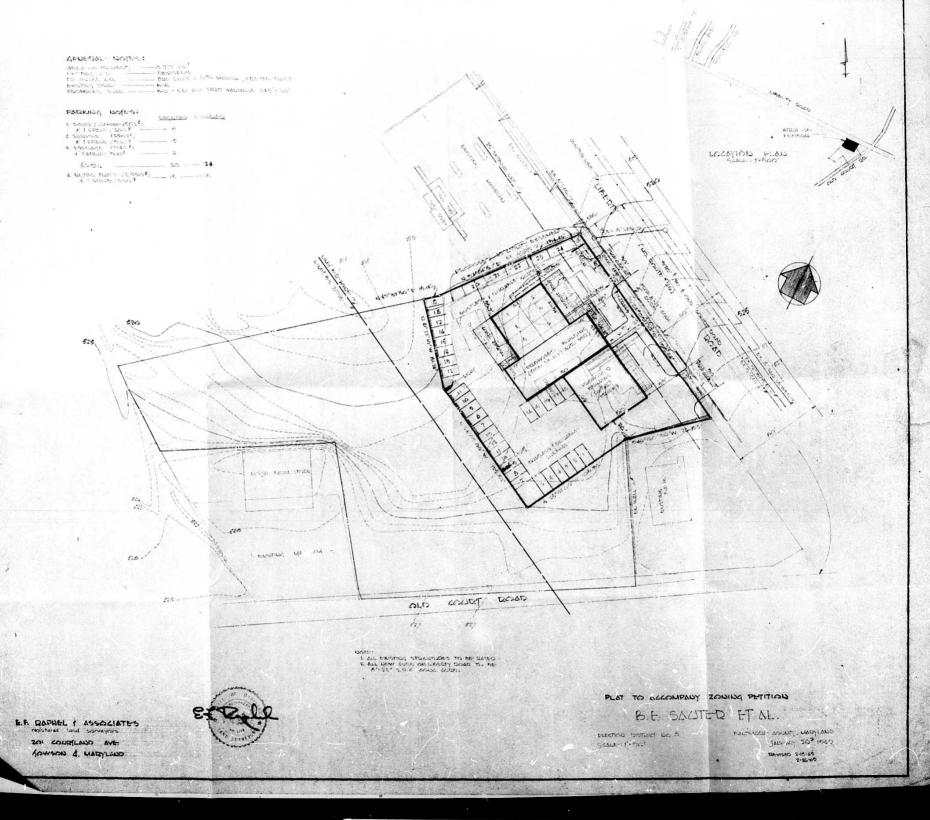
69-200-A

NON FOR VARIANCE The State of the S

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertises published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time before the 31st day of ___March___ ..., 19.69., the first publication appearing on the___l3th___day of__Herob_

I. Leash Structure



Annual and annual transfer and the same and