# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 10-43 A

I, or we Allstate Sheet Metal, Inc. . . legal owner of the property situate in Baltimore unty and which is described in the description and plat attached hereto and made a part hereof. hereby petition for a Variance from Section \$ 250.2, 250.4, and 250.6

of the Zoning Regulations of Baltimore County, towns the Desire County to the following reasons: (indicate hardship or practical difficulty) See attached description

- 1. To permit the sum of the widths of both side yards of the proposed building to be less than the 80 feet required, said sum to be reduced to 75 feet.
- 2. To permit the proposed building to be 30 feet distant from the adjacent residential
- To permit off street parking with a zero setback from the adjacent residential zone also owned by your Petitioner, in lieu of the required 25 feet setback.

The above noted variances from the area regulations of the M.L.R. Zone are required

The above noted variances from the area regulations of the M. L. R. Zone are mujured by your Bettiener for practical and economical utilization of the puppers for the purposes intended by it, as will more fully appear by reference to the site development plan attached heleto adjuthened to be made a part hereof.

Proper is to be posted and advertised as prescribed by Zoning Regulations.

L. or be, agreed to pay expense of above Variance advertising, posting, etc., upon filing of this pulling, and further agree to and are to be bound by the holing regulations and restrictions of Bulinone described applied pursuant to the Zoning Law For Bulinone County.

ALLSTATE SHEET 1ETAL, INC. by George D. Hasenie Contract purchaser President Address 6504 Landay Avenue

Baltimore, Maryland, 21237

Address ... 22 W. Pennsylvania Avenue Towson, Maryland, 21204

Christian M. Kahl Petitioner's Attorney

Zoning Commissiones of Bo' amore County 9/4/69 

ALLSTATE SHEET METAL, INC. E/S Phile. Rd. 720' N of Co

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FROM THE OFFICE OF

Beginning for the same in the center of Philadelphia Road, 40 feet wide, said point being North 31° 04' 41" East 720 feet more or less measured from the interby the center of said Philadelphia Road and the center of Comentor ore County in Liber G.L.d. 2319 Fo. to 62 and running thence binding Smith et ux to Guy H. Greamer et ux by deed dated February 5, 1952 among the Land Records of Baltimore County in Liber G.L.B. 2070 ein first mentioned deed to Reginald D. Edwards et ux in all 548.75 feet found and running thence binding on the third and fourth lines of the herein as now surveyed, vist first, North 34° 10' 54" East 156.12 feet to a pipe and, and second, North '6" 11' 58" West 557.75 feet to the place of beginning.

BALLIMORE COUNTY, MARYLAND

TO Mr. John G. Rose, Zoning Commissioner Date August 22, 1969

PROM Mr. George E. Gavrelis, Director of Planning

SUBJECT Patition \*70-43-A. Variance to permit the sum of the widths of both side yards of the proposed building to be less than 80 feet said sum to 1: reduced to 75 feet; and to permit the proposed building to be 30 feet distant from the adjacent residential zone line instead of the required 100 feet; and to permit off-street parking with a zero feet from the adjacent estatemial zone in lieu of 25 feet. East side of Philodelphia Boad 720 feet north of Covention Road. All State Stant Metal, Inc., Patitioners.

11th District

HEARING: Thursday, September 4, 1969 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject patition for variances to the setback requirements in a M.L.R. zone as they relate to proximity to a residential zone and side yard requirements. We note that the proposed building is approximately 150 feet from the closest existing dwelling and that no use is proposed for the residential parties of the subject property. We would not appose the variance on proximity to a residential zone if the specific architecture and surfaces of the proposed building were done in a manner that would be humanious with adjacent residential development. The width of the tract does pose problems on setbacks.

The Planning staff would insist on setbacks at the rear of the property adjacent to a future industrial collector road that comply with the requirements of the M.L.R. zone.

### BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JOHN G. ROSE TO. Zoning Commissioner

Date. November 21, 1968

FROM PROJECT PLANNING DIVISION

SUBJECT Zoning Advisory Agenda Item No. 122

November 19, 1968 Allstate Sheet Metal, Inc. S/W/S Fhiladelphia Road, 520' N/E of Ebenezer Road

The Northeastern Area Master Plan calls for a road serving the industrial land fling between the Baitingre & Ohio Paliroad and Philadelphia Road.

Philadelphia Road Plan Suiding permit application of this same property shows this road. While the County has no line and grade study of this road, it should be recognized on the plan and is being provided for in the plans of an industrial park closer in to Baltimore City.

The plan does not adequately describe and define the use or uses to which the building may be put nor does it provide the information necessary under Section 409.4 of the Zoning Regulations.

AVQ: vh



## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Oliver L. Hyers MANNAKANA

MEMBERS

BURLAU OF ENGINEERING BUNEAU OF TRAFFIC ENGINEERING STATE POADS CO

PREPREVENTION HEALTH DEPLATMENT PROJECT DE LEVENS

BOARD OF EDUCATION ZONING ADVINISTRAT DEVELOPMENT

July 25, 1969

Christian H. Kahl, Esq., 22 W. Pennsylvania Avenue Towson, Haryland 21204

RE: Type of Hearing: Variance from Sections 250.1, 250.4, and 250.6 Location: 55/5 Philadelphia Rd., 720' N.E. of center line of Cowenton Rd. 11th District Petitioner: Allstate Sheet Hetal, Inc. Committee Heeting of July 15, 1969 Item 3

Dear Sire

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

The property rises slightly from Philadelphia Road back to knoll approximately 100 to 150 ft., then begins to fell of the property. The property to 150 ft. and the property to the property t

## BUREAU OF ENGINEERING:

#### Highways:

Philadelphia Road is a State road; therefore, this site will be subject to State Roads Commission revirw and all street omprovements and entrance locations on this road will be subject to State Roads Commission requirements.

We are in accord with the possible future highway right-of-way as shown on the subject plan. Any further responsibilities or regularements in regard to this highway will be determined at such time that an application for a building or grading permit is requested by the property owner.

Christian M. Kahl, Esq., 22 W. Pennsylvania Avenue Towson, Maryland 21204 Page 2 Item 3

July 25. 1969

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 alter drainage facilities, would be the full responsibility of the Applicant.

Containing 2,212 acres of land more or less.

Philadelphia Road is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

#### Sediment Control:

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings dominated of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

## Sanitary Sewer:

Public sanitary sewerage is not available to serve this property; therefore, a private sewage disposal system must be provided in accordance with Department of Health regulations and requirements.

Public water supply is not available to serve this property; therefore, a private water supply system must be provided in accordance with Department of Health regulations and requirements.

#### BUREAU OF TRAFFIC ENGINEERING:

The subject variances will have no major affect on traffic. Trucks at the loading docks may block access to the rear of the building.

#### FIRE DEPARTMENT:

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

NOTE: No water available in this area at this time.

Christian M. Kahl, Esq., 22 W. Pennsylvania Avenue Towson, Maryland 21204 Page 3 Item 3

July 25, 1969

## BOARD OF EDUCATION:

No bearing on student population.

## BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

## INDUSTRIAL DEVELOPMENT COMMISSION:

This office has reviewed the site and plans on the above and offers the following comments:

Because of the location of this site, the disadvantage of its being zoned into two classifications and the location of a proposed road at the rear of the property, development of the site becomes difficult.

This office recommends that the petitioner be given favorable consideration.

.Satisfactory soil tests were obtained for underground sewage disposal. The locations of the water well and disposal systems will be determined at the time of application for a building permit.

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.

### STATE ROADS COMMISSION:

This office has reviewed the subject plot plan and finds that the entrance channelization, as indicated on the plan, is generally acceptable to the State Roads Commission. The entrance will be subject to the Commission's approval and entrance permit.

#### PROJECT FLANNING DIVISION:

The "Possible Future R/M" as shown on the plan is a road on the Eastern Area Master Plan of Balltimore Courty. The plan should be revised to show dedication of the R/M and necessary improvements. The plan will also have to be revised to meet the setback requirements on the new road.

Christian M. Kahl, Esq., 22 W. Pennsylvania Avenue

July 25, 1969

## ZONING ADMINISTRATION DIVISION:

This petition was previously submitted for review and commented upon by the Zoning Advisory Committee on Dec 3, 1966. The petition was subsequently returned with a request for several revisions to the sice plan. All changes requested by the Zoning Administration Division have been complied with.

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, wi'l be forwarded to you in the near future.

Very truly yours,

JAMES E. DYER, Zoning Supervisor

JED:JD Enc.

ant 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 struct compliance with the Baltimere County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variances requested would grant relief without substantial injury to the public health, safety and general wellare of the locality involved. to permit the sum of the widths of both side yards of the proposed building to be 10. Petunit the sum of the widths of both side yards of the gropmed building to be less than the eighty feet required, said sum to be reduced to seventy-live feet; to petunit he proseced building to be thirty feet distant from the adjacent residential zone line instead of the required one hundred feet; and to permit off-a various #IRECT Parking with, a rest setback from the adjacent, should be grated residential zone in lieu of the required wenty-five feet. IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of .... September ...... 196 .9., that the herein Petition for a Variance should be and the same is granted from and after the dute of this order, to permit the sum of the widths of same is granted, from and after the due of this order, to permit the sum of the widths of both side yards of the proposed building to be less than the eighty jeet required, said sum to be reduced to seventy-time.

Feet: \*\*p.permit the proposed building purify found Commissioner of Baltimere County to be thirty feet distant from the Deputy from Commissioner of Baltimere County to be the purify feet distant from the Deputy found Commissioner of Baltimere County to be the proposed for the purify feet; and to had adjacety residential zone line instead of the required one hundred feet; and to had adjacety feet great parking with a group of the proposed for the purify feet; and the permitted for the proposed for the purify feet; subject to a, proval of the site plan by the feet great parking for the required twenty-five feet; subject to a, proval of the site plan by the feet great parking for the proposed first feet for Commission, the Bureau of Public Services and the Office of Planning and Zoning. the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ... 196 .... that the above Variance be and the same is hereby DENIED.

| LEPHONE<br>123-9000<br>EXT. 387         | BA  | INVOICE LTIMORE COUNTY, MARY OFFICE OF FINANC Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 | YLAND                | No. 64694   |
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| 77.75                                   |   | CHECKS PAYABLE TO BALTIMOR   |                      |   |

Zoning Commissioner of Baltimore County

#70-43-A CENTRICATE OF POSTING Sign ZONING DEPARTMENT OF BALTIMORE COUNTY Date of Posting (11.5.13-69 Postrict II! Date of Posting Use 13-69

Posted for History Huridgy Soft 4 1969 & 1.00 FM

Petitioner allatel State system Bus

Location of property Eff. J. Babon Rd 720' May Carrenter Rd wester at Sugar Jatel On Centre of Vocant Not Remarks

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STATE OF MARYLAND
STATE ROADS COMMISSION
STATE ROADS COMMISSION
MO. 21201

November 22, 1968

WALTER F WOODPORD, JR. FROM HE STREET AND STREET ST

R-: Zoning Advisory Committee
Meating Nov. 19, 1968
Property Owner: Allstate Metal
Inc., Koute J - 54/2
Phila, 8dd, 524 Me of Bonner Ad.
Conter Inc. of Bonner Ad.
Present Zoning R-6 5 Mt. 8.
Proposed Zonings Special
bearing for Offstreet Parking 5 Var. to Sec. 250,4
No. of Access 0.610
Item 122.

This office has reviewed the subject plot plan and the following

There is a poor stopping sight distance at the location due to the over vertical curve to the south. The best sight distance is near the north property line, therefore, the southerly point of access must be eliminated.

The entrance must have a minimum width of 25' with a minimum of 10' radius returns. If large trucks are to use the facility, it is recommended that the entrance be widened to 30 or 35'.

The frontage of the site must be curbed with concrete from the north property line to the beginning of the row of large trees as has been indicated on the attached plan. The roadside curb is to be 24° from and parallel to the centerline of Philadelphia Moad.

The entrance and the area between the existing edge of paving and the curb must be paved with bituminous concrete.

The plan must be revised prior to a hearing date being assigned.

The entrance will be subject to State Roads Commission approval and

Very truly yours,

Charles Lee, Chief Davalogment Engineering Section by John E. Meyers Asst. Sevelopment Engineer

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STATE ROADS COMMISSION BALTIMOPE, MD. 21201

November 22, 1968

Hr. John G. Rose, Zoning Countssioner County Office Building Lowson, Maryland 21204

Med. Landon Analogy, Committee Hearting Nov. 19, 1958 Property Denors Allstate Metal Inc., Noursey J. 5472 Palls, Md., 227 MK of Johnson, Committee and Olstricts of Denorse Ind. Olstricts of Denorse Ind. Proposed Zonings Special Incenting for Offstreet ark. No. of Access of Denorse Ind. No. of Access of Denorse Ind.

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Very truly yours, Charles Lee, Chief
Development Engineering Section
Parks & Proceeding
By John E. Neyers
Asst. Development Engineer



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L. M. CEEP MINES P. JA

APPLIES P. SHAPE

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STATE OF MARTLAN STATE ROADS COMMISSION BALTIMORE, MD. 21201

November 22, 1968

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Hr. John G. Hose, Zoning Commissioner County Office Building Towson, Maryland 21204

Rei Zoning Advisory Committee Aceting Nov. 19, 1968 Property Gweeri Allstate Metal Inc., Route 7 - 34/5 Phile. Rd., 527 NE of conter line of Ebenazer Rd. conter line of Ebenozer Rd.
Districts 11
Present Zoning: R-6 6 H. . R.
Prepased Zoning: Special
hearing for Offstreet Harking 5 Var. to Sec. 250.4
No. of Acress 0.610
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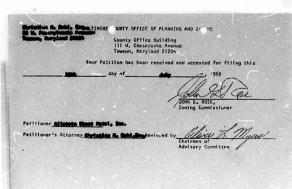
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Charles Lee, chief Development Engineering Section Section Section byt John E. Meyers Asst. Development Engineer

BALTI ORE COUNTY, MARY AND No. 56373 OFFICE OF FINANCE DATE OCE. 31. 1968 Division of Collection and Receipts
COURT HOUSE
TOWSON MARYLAND 21204 IMPORTANT: MAKE CHECKS PAYABLE TO BALT:MORE COUNTY MARYLAND AIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



feet of any resicontial zone boundary.
All that parces of land in the Elevanth District of Buttimore County Beginning for the same in the centre of Philadelphia Rock, 40 feet wide, said point being fronth 3 deepting 64 of Early from the management of the control thereaches of the control of

OFFICE OF TOWSON I ME S TOWSON, MD. 21204 August 18, 19 69 THIS IS TO CERTIFY, that the appeared advertisement of n G. Acre, foring Commissioner of Baltimes County was inserted in THE TOWSON TIMES, a weekly newspaper published in Raltimore County, Maryland, once a week for One xexessive weeks' before the 18th day of August 19 59that is to say, the same was inserted in the issue/ of August 14, 1969. STROMBERG PUBLICATIONS, Inc. By Reth Morgan

CERTIFICATE OF PUBLICATION

AUG 14 1969 THIS IS TO CERTIFY, that the annexed advertisement was nublished in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., once in each of \_\_one\_time \_\_reserve weeks before the \_\_\_i+h appearing on the 11.44 day of August

> THE JEFFERSONIAN. L mank Structur

Cost of Advertisement. \$ ...

7-14-70

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