TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

hxox me. Archesy Mozors loc. legal owner of the property situate in Baltim 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.J. Baltimore Low : y. Zoning Regulations.

to permit a front yard setback of 30 feet instead of the required 50 feet. Section 238.2 Baltimore County Zoning Regulations to permit a side yard setback

of 0 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 bardship or practical difficulty)

To facilitate access to the property and to provide maximum area for parking and maneuverability of vehicles. Without the requested variance, the rear portion of the tract cannot be developed within the context of the present zoning.

See attached description

Property is to be posted and advertised as prescribed by Zening Regulations.

Let Se, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this sition, all durbare agree to and are to be bound by the noming regulations and restrictions of immer Seoulty adopted pursuant to the Zening caw For Baltimere County. achie alemen President ву: Драгов самина Contract purchaser Contract purchaser Address Archie Ibranson, President 101 Jefferson-Building Um miner ₽ Yoursen Harriand 21204 Protestant's Attorney 823-1011 Petitioner's Attorney Address Teachers Bidg., 10221 Wincopin Cir.,
Columbia, Md. 21043 of. 2017. 190. 3. that the subject matter of this position be advertised, as required by the Zoning Law of Bo'tmore County, in two newspapers of general circulation through our Bailmore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Bailmore County in Boom 106, County Office Building in Towson, Baltimore County of the Count County, on the govern 10th day of Sext subser 1969 at 11:000 clock Zoning Commissioner of Paltimore County. .TAL.M. 1,

and it appearing that by reason of the following finding of facts that strict compliance with the zoning regulations would result in practical difficulty and unreasonable bardshi to petitioner and therefore a variance from Section 238.1 to permit a front yard setback of 40 feet instead of the required 50 feet and a variance to Section 238. to permit a side yard setback of 0 feet instead of the required 30 feet ..., 196 9 ..., that the herein Petition for zoging Commissioner of Baltimore of the required 30', subject wal of the site plan by the Robus Commission, Bureau of Services and Office of Planning or to the advertisement, posting of proices and Office of Planning 1VE RECE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ....

MCA 🗆 O Þ

#### DESCRIPTION

0.5397 ACRE PARCEL, NORTH SIDE OF BALTIMORE NATIONAL PIKE, WEST OF ROLLING ROAD, FIRST ELECTION DISTRICT, BALTIMORE COUNTY,

#### THIS DESCRIPTION IS FOR FRONT AND SIDE YARD VARIANCES,

Beginning for the same at a point on the north side of Paltimore National Pike, one-hundred-and-fifty feet wide, at the distance of 516.00 feet, as measured westerly along said north side of Baltimore National Pike from the southwest end of the connecting said north side of Baltimore National Pike with the west side of Rolling Road, as shown on State Roads Commission of Marylard Plat 4492, running thence, binding on said north side of Baltimore National Pike, (1) by a curve to the right with the radius of 3744.72 feet, the distance of 40.37 feet, and (2) N 71° 42° 40" W 59.75 feet, thence three courses: (3) N 18' 17' 20" E 250.00 feet, (4) S 71° 42' 40" E 87. 98 feet, and (5) S 15' 30' 19" W 250. 98 feet to the place of beginning.

Containing 0. 5397 of an acre of land.

HGW:mpl

J. O. #65116

June 20, 1969

/ater Supply # Sewerage • Drainage > Highways # Structures • Devi

Zoning Plat - Comment

Property Owner: Archard Motors, Inc. (1959-1970) Location: N/S Baltimore National Pike, 516 V. of Bolling Road

Baltimore Mational Pike is a State Team; therefore, this site will be subject to State Roads Commission review and all street improvements and certains locations on this road will be subject to State Roads Commission requirements.

Baltigore National Pike is a State Road. Therefore, desinage requirements as they affect the road come under the juricidistic of the Maryland State Books Commission.

The Applicant was provide messeary drainage fuellities (temporary or otherwise) to prevent creating may maissness or desages to edisord. Perfectled by the concentration of surface vaters. Correction or surface vaters. Correction of surface vaters. Correction of the content of

### Sediment Control:

Development of this property through stripring, grading, and stabili-mation could result in a cediment pollution problem, damping polyste and public holdings downstress of the property. I grading point is, therefore, secosory for all grading, including the stripping of up to it.

Grading studies and sadiment control drawings will be necessary to be eved and approved prior to the issuance of any grading or building

#### Water:

Public water supply is available to serve this property.

### Sanitary Sewar:

Public sanitary sewerage will be evaliable to serve this property when the proposed 8-inch sanitary sewer extension, shown on Bultimore County Dursau of Engineering drawing \$65-101, A-10, is constructed.

#### RMD+mr

"H" N.E. Key Sheet 5 S.W. 27 Position Sheet 5.W. 2 G 200 Scale Topo

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STATE ROADS COMMISSION BALTIMORE MD 21201

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July 23, 1969 Mr. John G. Rose, Zoning Commissioner County Office Bldg. /r. Towson, Maryland 21204

Joning Adv. Comm. Meeting Rei Item 15. 7/22/60
Sr. Property Ommert Archway Motors. Inc.
Location 1% Baltimore National Pike, Noute 40, 515 M. of Rolling Road - Present Zoning: BP Proposed Zoning: Var. to Sec. 2301. 1 236.2 (front and side yerd) No. Lorent 0,597
Elaction 18stricts: 1st IremIS:

6 atm

The roadside .w.t must be 15' from and parallel to the edge of paving of the traveled way of Baltimore National Pike. The 15' dimension must be indicated on the plan.

A 30' wide entrance would be sufficient to serve this type of The plan must be revised prior to the hearing.

The entrance will be subject to State Roads Commission approval

Very truly yours, Charles Lee, Chief
Davelopment Engineering
Section
Fig. 1 Section
Wys. John E. Hayers
Asst. Development Engineer

CLIJEMIN

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Oliver L. Myers

STATE BOADS COMMO

BURRAU OF FIRE PREVENTION PROTECT PLANNING MIARD OF EDUCATION

INDUSTRIAL DESCRIPTION

REstype of Hearing: Front and side yard setback Variance Location: M/S Baltimare National Pike, 516: W. of Rolling Rd. Fettiones: Archavy Motors, Inc. Committee Meeting of July 22, 1969 Item 15 1st District

August 4, 1969

Zoning Commissioner of Baltimore County

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 property is currently unimproved. There is no currently and quiter along Baltimore National Pike at this point. To the east vide of the property there is the National Pike at this point. To the east side of the property there is the National City Bank. To the west side there is a dealling. It lies directly across the street from a Ginu's drive-in restaurant and Noliday Inn. The property to the rear is currently vecent. There expears to have been some grading and digging operations on the property.

#### BUREAU OF ENGINEERING:

Baltimore National Pike is a State Road, therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

#### Storm Drains:

Baltimore National Pike is a State road; therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

The Applicant must provide necessary drainage facilities porary or otherwise) to prevent creating any nuisances or

J. Elmer Weisheit, Jr., Esq. 101 Jefferson Building Towson, Maryland 2120/s Item 15 Page 2

August 4, 1969

#### Storm Brains: (Continued)

or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to imprope grading or other drainage facilities, would be the full responsibility of the Applicant.

#### Sediment Control:

Development of this property through stripping, grading, and stabili-zation could result in a sediment pollution problem, damaging private and public holdings domatreem 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.

#### Waters

Public water supply is available to serve this property.

### Sanitary Sewer:

Public sanitary sewerage will be available to serve this property when the proposed 8-inch sanitary sewer extension, snown on Daltimore County Bureau of Engineering drawing #65-104, A-10, is constructed.

This office suggests that the building be set back so no variance

### BUREAU OF TRAFFIC ENGINFERING:

Since no change in zoning is requested, the trip density of the subject site is unchanged.

#### FIRE PREVENTION:

Owner shall be required to comply with all Fire Department requirements in accordance with the Life Safety Code 101, 1967 edition, Chapters 14 and 15.

J. Elmer Weisheit, Jr., Esq. 101 Jefferson Building Towson, Haryland 21204 Item 15 Page 3

August 4, 1969

#### BUILDING ENGINEER'S OFFICE:

Must meet all requirements of the Baltimore County Building Code.

Since public water and sewers are available, no health problems are

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

### STATE ROADS COMMISSION:

The roadside curb must be 15' from and parallel to the edge of paving of the traveled way of Baltimore National Pike. The 15' dimension must be indicated on the plan,

A 30° wide entrance would be sufficient to serve this type of

The plan most be revised prior to the hearing.

The entrance will be subject to State Roads Commission approval and

### ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted as requested by State Roads Commission

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.

OLM:JO Enc.

OLIVER L. HYERS, Charren

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

	JOHN G. ROSE		
то	Zoning	Commissioner	

Date. July 30, 1969

PROM PROJECT PLANNING DIVISION

SUBJECT Zoning Advisory Agenda Item #15

July 22, 1969 Archway Motors, Inc. N/S Baltimore National Pike 516° W. of Rolling Rd.

This office suggests that the building be set back so no variance is required.

DIPUADO D WILLIAMS

----BUREAU OF TRAFFIC ENGINEERING Baltimore County, Maryland Torono, Marriand, 21204

Date July 23, 1969

Mr. John G. Rose Attn: Oliver L. Myers TO: C Richard Moore FROM:

Item 15 - ZAC - July 22, 1969 Property Owner: Archway Motors, Inc. Baltimore National Pike W. of Rolling Road Var. to Sec. 238,1 + 238.2 (front 6 side yard SUBJECT:

Since no change in zoning is requested, the trip density of the subject site in unchanged.

# RAILTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TOMr. John Rose, Zoning Commissioner Date

July 24, 1969

FROM Mr. John France

SUBJECT. Archway Motors, Inc. N.S. Baltimore National Pike 516' W. of Rolling Rd.

Must meet all requirements of the Baltimore Count- Building Comb.

JF/as

# BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CURRESPONDENCE

TO Mr. Oliver G. Myers

Date July 24, 1969

FROM Mr. william M. Greenwalt

SUBJECT. Item 15 - zoning Advisory Committee Meeting July 22, 1969

15. Property Owner: Archway Mctors, Inc.
Location: M/S Baltimore National Pike, 516' w. of Molling Rd. Detaction A/S sattemers actional rice, 515 %, of molling ma, Proposed Zoning: BR Proposed Zoning: Var. to Sec. 236.1 \* 238.2 (front & side yard) No. Acres: 0.5397 Election District: lst

Since public water and sewers are available, no health problems are

The building or buildings on this site may be subject to registration and compliance with the Maryland State Health wir rollution Control Regulations, Additional information may be obtained from the Privision of the Pollution, Faltimore Younty Department of Health.

W#O:p

BALTIMORE COUNTY AND OF EDUCATION

SORING ADVISORY COMMITTEE MEETING OF . Jun 22 1969

Potitioner: Accessy Morees . No. Incation: N/S BALT NATE PAGE

District. /

Present Zoning: 8 K

Proposed Zening: Ven

No. of Acres: 0.5312

Comments: No BEARING ON STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO Mr. John C. Rose, Zoning Commissioner Dete. July 25, 1/69

FROM Inspector John Lilley and Inspector George Webb

SUBJECT Property Owner Archyay Motors, Inc.

Item #15 Zoning Agenda July 22, 1969

Location: N/S Baltimore National Pike, 516 feet N. of Rolling Road

District: 1

Owner shall be required to comply with all Fire Department requirements in accordance with the Life Safety Code 101, 1967 edition, Captere 1h and 15.

co: Mr. Hanna

# BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date August 29, 1969

FROM Mr. George E. Gavrelis, Director of Planning

SUBJECT Petition #70-53-A. Variance to permit a front yard setback of 30 feet instead of the required 50 feet; and to permit a side yard setback of zero feet instead of the required 30 feet. North side of Baltimore National Pike 516 feet west of Ralling Road. Archway Motors, Inc.,

1st District

HEARING: Wednesday, September 10, 1969 (11:00 A.M.)

The Planning staff will offer no comment on the subject position. If granted, the granting should be conditioned upon compliance with an approved plan.

GEG-hm

- 88 20 89 ·

ORDERED By The Zouing Commissioner of Baltimore County, this.... 

PETITION FOR ZONING VARIANCE

FROM AREA AND HEIGHT REGULATIONS

REMONENTAL Activity Motors, 10c. 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, 238.1 Ealtimore, Louoty, Zoning, Regulations.

to permit a front yard setback of 30 feet instead of the required 50 ( .t.

Section 238.2 Galtimora County Zoning Regulations to permit a side yard setback

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

To facilitate access to the property and to provide maximum area for parking

and maneuverability of vehicles. Without the requested variance, the reer portion

Properly is to be posted ased advertised as prescribed by Zončeg Regulations.

L or we, agree to psy expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree it was are to be bound by the ronting regulations and restrictions of Bathance County adopted persons to the Zondog Law For Bathance County.

Contract purchase Andreis A. Elmor Mulaholis As. Esq.

Petitioner's Attorney

101 Jefferson Building

Towson, Karytand 21204

- Chalie aliamen Resident By: AND AND AND ASSESSED Legal Owner

ICE COPY

t'a Attorney

Address Archio Abrenten, Promident

of the tract cannot be developed within the context of the present zoning.

TO THE ZONING COMMESSIONER OF BALTIMORE COUNTY:

of 0 feet instead of the required 30 feet.

J. Elmer Weisheit, Jr., Esq.

DUBLATION TRAFFIC FORESTERN STATE BANKS AND

SEALTH CLIANISH OF PROBECT OF CASE DOILDING DEPARTMENT NORTH TRAIN

SUBTAGOF ENGINEERING

BURNSON OF

CINING ATMINISTRAÇÃO

Oliver L. Myors 101 Jefferson Building XXXXXXXXXXX Towson, Paryland 21305

> RE:Type of Hearing: Front and side yard setback Variance Location: N/S Baltimore National Pike. ' W. of Rolling Rd. Petitioner: Archway Mators, Inc.

Committee Meeting of July 22, 1969 Item 15 | 1st District

August 4, 1969

Dear Sire

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

The property is currently unimproved. There is no curb and gutter along Baltimore National Pike at this point. To the east side of the property there is the National Pike at this point. To the east side of the property there is the Actional City Bank. To the west side there is a dwelling. It lies directly across the street from a Gino's drive-in restaurant and Holiday Inn. The property to the rear is currently vacant. There appears to have been some grading and digging operations on the presents.

BUREAU OF ENGINEERING:

Highways:

Baltimore National fike is a State Road, therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

Storm Drains:

Baltimore National Pike is a State road; therefore, drainage requirements as they affect the road one under the jurisdiction of the Haryland State Roads Commission.

The Applicant must provide necessary drainage facilities (temporary or concruise) to prevent creating any nuisances or

J. Elmer weisheit, Jr., Esq. 101 Jefferson Building Towson, Maryland 21204 Item 15 Page 2

August 4, 1969

70-53-4

Storm Drains: (Continued)

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 racilities, would be the full responsibility of

Sediment Control:

Development of this property through stripping, grading, and stabiligeveropment or this property through skilpping, growing, and teacher zation could result in a sediment pollution problem, damaging private and public holdings downstream 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

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage will be available to serve this property when the proposed 8-inch sanitary sever extension, shown on Baltimore County Bureau of Engineering drawing #66-104, A-10, is constructed.

PROJECT PLANNING DIVISION:

This office suggests that the building be set back so no variance

BUREAU OF TRAFFIC ENGINEERING:

Since no change in zoning is requested, the trip density of the subject site is unchanged.

BOARD OF EDUCATION:

No bearing on student population.

FIRE PREVENTION:

Owner shall be required to comply with all Fire Department requirements in accordance with the Life Safety Code 101, 1967 edition, Chapters 14 and 15. J. Elmer Weisheit, Jr., Esq. 101 Jefferson Building Towson, Maryland 21204 Item 15 Page 3

August 4, 1969

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of the Baltimore County Building Sode.

HEALTH DEPARTMENT:

Since public water and sewers are available, no health problems are

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:

The roadside curb must be 15' from and parallel to the edge of paving of the traveled way of Baltimore National Pike. The 15' dimension must be indicated on the plan-

A 30' wide entrance would be sufficient to serve this type of business.

The plan must be revised prior to the hearing.

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

ZOKING ADMINISTRATION DIVISION:

Revised plans must be submitted as requested by State Roads Commission

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 yo in the near future.

Very truly yours.

OL M . . ID

64669 BALTHORE COUNTY, MARY IND OFFICE OF FINANCE Division of Collection and Re-COURT HOUSE

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

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 September 19, 59, the first publication appearing on the 21st day of August

THE JEFFERSONIAN.

Cost of Advertisement, \$

ORTGINAL

OFFICE OF OCOMUNITI IMES

RANDALLSTOWN, MD. 21133 Aug. 25,

THIS IS TO CERTIFY, that the annexed advertisement of

seed 50 rest, and to permit a yard setback of 0 feet instead of required 30 feet. 15 Zoning Requisition to be yield as follows: ction 236.1 - Front Yard - 50 from the front property like if from the front property like if

John G. Rose Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newsperer published in Baltimore County, Maryland, once a week for one weeks b ore the 25 day of Aug. 1959 that is to say, the same was inserted in the issue of Aug. 21, 1969.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

111 W. Chesapeake Avenue Towson, haryland 21204

Your Patition has been received and accepted for filling this

CERTIFICATE OF POSTING TMENT OF BALTIMORE COL

15100

District 15% Date of Posting A 46. 23- 69

Posted for VARIABLE TREEPILL AFFICE WAS SETBERED IN 36 INSTEAD OF THE RESS OF TO DAME A SHE WAS SET DADE OF ZERO FF INTERNET PTHE DAY 30 TO Location of property M/S. O.F. BASTIMENA MATICANA PIKE SILOGET W. O.F. Rolling Rd

Larston of Signs. A. IS. O. F. BANTHERE NOTHING PARE 52500 FT + OF WAST SIde Rosking Road



