

70-71-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Property Investors Div.

I, or we, the undersigned, being the legal owner, of the property situated 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 255.2 and Section 243.2 and 243.3 to permit a side and rear yard of 30' in lieu of the required 50', and 238.2 to permit a setback of 55' between buildings instead of the required 60'.

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

Practical difficulty. Existing residential land which is within 100 feet of proposed buildings, is in stream bed of Gwynns Falls

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.

Property Investors Div. of Monumental Enterprises, Inc.
Contract purchaser
Address
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of August, 1969.

of August 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 15th day of October, 1969, at 1:00 o'clock.

County of Baltimore, Maryland
Zoning Commissioner of Baltimore County

DESCRIPTION TO ACCOMPANY REQUEST FOR VARIANCE OWINGS MILLS INDUSTRIAL PARK

BEING a part of those lands which by deeds recorded among the Land Records of Baltimore County in Liber 3642 Folio 275, Liber 4125 Folio 128, and 3594/285, were conveyed unto Property Investors, Inc., BEING also a part of Parcel "C", Owings Mills Industrial Park, Section Two recorded among the Land Records of Baltimore County in Plat Book RRG 29 Folio 14.

BEGINNING at a point on the west side of Gwynns Mill Court (formerly Owings Mill Court), 617.00 feet north of the centerline of South Dolfield Road as shown on aforementioned plat; thence leaving said west side and traversing a line of division through said Parcel "C"

- (1) North 88°31'25" West - 223.52 feet to the east side of a drainage and utility preservation; thence binding on said east side as shown on said plat the following eight courses and distances
- (2) North 01°28'35" West - 137.74 feet
- (3) North 05°37'24" East - 345.35 feet
- (4) By a curve to the left the radius of said curve being 550.00 feet for an arc distance of 60.54 feet
- (5) North 00°41' West - 172.20 feet
- (6) By a curve to the right the radius of said curve being 450.00 feet for an arc distance of 119.25 feet;
- (7) North 14°30' East - 8.00 feet
- (8) By a curve to the left the radius of said curve being 550.00 feet for an arc distance of 139.19 feet
- (9) North - 84.50 feet; thence leaving said east side of drainage and utility preservation and binding on the northern most catline of that land conveyed to Property Investors by 4125/128
- (10) North 71°15'40" East - 272.07 feet; thence
- (11) South 06°26'30" West - 331.33 feet; thence

(12) South 04°16'10" West - 251.62 feet to a point in the cul-de-sac of Gwynns Mill Court as shown on said plat; thence binding on the right of way line of Gwynns Mill Court the following three courses and distances;

- (13) By a curve to the left the radius of said curve being 75.00 feet for an arc distance of 182.67 feet
- (14) By a curve to the right the radius of said curve being 75.00 feet for an arc distance of 59.65 feet
- (15) South 01°28'35" West - 395.00 feet to the point of beginning.

CONTAINING 5.70 Acres of land, more or less.

SUBJECT to any and all easements of record.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Herderty, Deputy Zoning Commissioner
FROM: Mr. George E. Gervell, Director of Planning
Date: October 10, 1969

SUBJECT: Petition 70-71-A, Variance to permit a side and rear yard of 30 feet instead of the required 50 feet and to permit a setback of 55 feet between buildings instead of the required 60 feet, West side of Gwynns Mill Court (formerly Owings Mill Court) 617 feet North of South Dolfield Road, Property Investors Div. of Monumental Enterprises, Inc., Petitioners.

4th District
HEARING: Wednesday, October 15, 1969 (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition. Although the petitioners' plat does not appear to reflect the request of the petition, and is generally unclear, information supplied by the Zoning Administration Division and the staff of the Industrial Development Commission indicates that the variances requested here are of no consequence from a planning viewpoint.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 29, 1969

COUNTY OFFICE BLDG.
111 & Convent Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

- MEMBERS
- BUREAU OF ENGINEERING
- DEPARTMENT OF TRAFFIC ENGINEERING
- STATE ROAD COMMISSION
- BUREAU OF FIRE PREVENTION
- HEALTH DEPARTMENT
- PROJECT PLANNING
- BUILDING DEPARTMENT
- BOARD OF EDUCATION
- ZONING ADMINISTRATION
- INDUSTRIAL DEVELOPMENT

Property Investors Division of Monumental Enterprises, Inc.
Music Fair Road
Owings Mills, Maryland 21117

RE: Type of Hearing: Side and Rear yard Variance
Location: W/S of Gwynns Mill Court - 617' No. of center line of So. Dolfield Rd.
Petitioner: Monumental Enterprises, Inc.
Committee Meeting of August 19, 1969
Item 36

Comments: 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 unimproved and is part of the Owings Mills Industrial Park. The properties to the north is improved with the Baltimore Gas & Electric Company transmission station to the west is zoned Residential and is partially vacant and partially developed. The property to the south is part of the Owings Mills Industrial Park, partially vacant, with some buildings having been constructed. Gwynns Mill Court in this location is improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

General: This property is subject to various easements and/or rights-of-way which have not been indicated on the plan. These easements and rights-of-way are established on the plat of Owings Mills Industrial Park, Section 2 recorded among the Land Records of Baltimore County in Liber 3642, 29 at Folio 14 and other subsequent rights-of-way and easements by construction of any structures will not be permitted. Any adjustment of manhole tops or other appurtenances shall be accomplished in accordance with the rules and regulations of the appropriate agencies and the Developers of the various lots must afford the necessary measures to protect the existing utilities during the course of grading and developing the subject sites.

Property Investors Division of Monumental Enterprises, Inc.
Music Fair Road
Owings Mills, Maryland 21117
Item 36

August 29, 1969

Highways:

Gwynns Mill Court is an existing County road which has recently been improved as a 42-foot closed section with flexible type pavement on a 60-foot right-of-way and no further highway improvements are required at this time.

(Old) Dolfield Road was formerly closed by Executive Order May 27, 1969 and that portion of the old roadway through this property is now considered to be a private road. All maintenance operations required for the private road will be the Developer's responsibility and any use of this road as a through road should be discouraged.

Storm Drains:

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.

Sediment Control:

Development of this property through striping, grading and stabilization 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 permits.

Sanitary Sewers

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

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

Property Investors Division of Monumental Enterprises, Inc.
Music Fair Road
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August 29, 1969

BUREAU OF TRAFFIC ENGINEERING:

The subject petition should create no major change in trip density.

FIRE DEPARTMENT:

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

NOTE:

Hydrants and water located at site.

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.

BUILDING ENGINEER'S OFFICE:

Petitioner must conform to Baltimore County Building Code.

BOARD OF EDUCATION:

No bearing on student population.

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,

OLH:JD
Enc.

OLIVER L. MYERS, Chairman

PETITION FOR VARIANCE

ZONING: Petition for Variance from Section 255.2 and Section 243.2 and 243.3 to permit a side and rear yard of 30 feet instead of the required 50 feet and to permit a setback of 55 feet between buildings instead of the required 60 feet, West side of Gwynns Mill Court (formerly Owings Mill Court) 617 feet North of South Dolfield Road, Property Investors Div. of Monumental Enterprises, Inc., Petitioners.

DATE & TIME: WEDNESDAY, OCTOBER 15, 1969, at 1:00 P.M.
LOCATION: County Office Building, 111 & Convent Ave., Towson, Md. 21204

THE Zoning Commissioner of Baltimore County, Maryland, is hereby notified that the above named petitioner has filed a petition for a variance from the Zoning Regulations of Baltimore County, Maryland, for the following reasons:

Practical difficulty. Existing residential land which is within 100 feet of proposed buildings, is in stream bed of Gwynns Falls

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.

Property Investors Div. of Monumental Enterprises, Inc.
Contract purchaser
Address
Petitioner's Attorney
Protestant's Attorney

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County of Baltimore, Maryland
Zoning Commissioner of Baltimore County

ORIGINAL

OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 Sept. 29 1969

THIS IS TO CERTIFY, that the above advertisement of John G. Rose, Zoning Commissioner of Baltimore County, was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 29th day of Sept. 1969 (that is to say, the same was inserted in the issue of Sept. 25, 1969).

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

the above Variance should be had; ~~and it further appearing that by reason of~~

day of October, 1969, that the herein Petition for a Variance should be and the

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 _____, 196____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

TELEPHONE 823-3000 EXT. 987	INVOICE	No. 67009
	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204	DATE Oct. 16, 1969
To:		BILLED BY
Mammant Enterprises, Inc. Property Investors, Inc. 4319 Milford Hill Road Baltimore, Md. 21206	Being Exp't. of Baltimore County	
DEPOSIT TO ACCOUNT NO. 41-22	SECTION THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT \$66.00
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
10	Advertising and posting of property 476-71-A	\$66.00
COPIES		
4		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

Cost of Advertisement, \$

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
19th day of August, 1969.

John G. Rose,
 Zoning Commissioner

Petitioner Manassas Enterprises, Inc.
 Petitioner's Attorney _____ Reviewed by Walter A. Meyer
 Chairman of Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District HTA Date of Posting SEP. 26 - 1964

Posted for: VARIANCE TO PERMIT A SIDE YARD W. OF 1ST. INSTEAD OF THE REG
50 FT. 9 TO PERMIT A SET BACK OF 55 FT BETWEEN BUILDINGS INSIDE OF THE REG CORP.
Petitioner MONUMENTAL ENTERPRISES

Location of property: W/S OF GRAYNS MILL COURT, 617 E. W. OF SOUTH DOLFEW RD

Location of Signs: W/S OF THE COURT ^{GRAYNS MILL} 25 FT. + FROM CENTER OF SAME
WHICH IS DEAD END

Remarks: _____

Posted by Charles M Neal Date of return OCT. 3, 1964

Superior

