PETITION FOR ZONING VAP ANCE FROM AREA AND HEIGHT REGULATIONS

NO THE 201 NO COMMISSIONER OF SECTIONS AND SECTION AND SECTION OF SECTION OF

eby petition for a Variance from Section 238.2 of the Zoning Regulations of Baltimore

County, to permit a side yard set-back of 20 feet for a building, as shown on the

plate attached bereto, instead of the required 30 feet.

et the Besieg Regulation of Bulliness Cloudy, in the Besieg Law of Stallmans Cloudy; for the following reasons: (Indicate bardship or practical difficulty)

(a) the required 30-foot set-back would create a hardship on the Petitioner by preventing the construction of the necessary public utility service center for the pressure regulation, metering, and conditioning of natural gas;

(b) the proposed sublic utility service center will be of attractive brick ruction; and the variance will not be detrimental to the adjoining properties

See attached description

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

Lov way agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, aspirative agree to and are to be bound by the roning regulations and restrictions of latimore Chanty adopted pursuant to the Zoning Law For Baltimore Ccusty.

BANTEDORE, PASS, PASS, LICENTE, CONSATY.

ATLANTIC SEABOARD CORPORATION

Address Post Office Box 467 Herndon, Virginia 22070

Murell Vice President Applicant
Cop & Selectic Ridge, Baltimore, NM. 21203 my flesh that Asst. Supt. Trans. Lines
Scalar of Utvision Legal Owner

Janet H. Cook
22 W. Pennsylvania Ave.
Trason, Maryland 21228.

William E. Colburn Publicante Addice Gas and Electric Building

5th

190. That the subject matter of this petition be advertised, as — ed by the Zoning Law of Baltimor County, in two newspapers of general circulation through Baltimore County, that property be posted — and that the public hearing be had before the Examing ministoger of Baltimore County in Room 104, County Office Building in Towson, Baltimore County in Room 104, County Office Building in Towson, Baltimore Lay of Manuals Describer 1969, at 11:100/clock

Liver D. Hardes ty

DEPUTY Zoning Commissioner of Baltimore County.

12115/69 100gm

James H. Cook, Esq.. 22 W. Pennsylvania Avenue Towson, Maryland 21204 Page 2 Item 56

September 25, 1969

Highways: (Centinued)

may obtain information in regard to the tentative alignment of the proposed highway right of way from the Developers Dasign Approval Section of the Bureau of Engineering.

It is the recommendation of this office that the proposed structure be located as far as possible to the rear of the subject structure be located as far as possible to the rear of the subject proposed structures from Liberty Road et this time. When the proposed retropositions from the northbound lane at a point southerly of the intersection with Liberty Road. The subject plans should be revised to indicate the proposed highway right of way and relocation of the proposed structure.

Liberty Road 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 dreinage 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 with may result, due to improper grading or other drainage ficilities, would be the full responsibility of the Applicant.

Sanitary Sewer:

Public senitary sewerage is not immediately available to serve this property, and based on the subject plans, it does not appear that a means of sewage disposal would be required.

Waters

Public water supply is available to serve this property.

BOARD OF EDUCATION:

No bearing on student population.

PLANS REVIEW DIVISION:

Any proposed structures shall conform to Baltimore County Building Codes, Rules and Regulations. No other comment until plans are submitted. s are submitted.

#2

-111-A

ATLANTIC SEASONIC CORP. A79-111-1 SM/S of Liberty Rd. 2265' H of Dogman Rd. 2nd

DOLLENBERG BROTHERS Registered Professional Engineers & Land Surveyors 708 WASHINGTON AVENUE AT YORK HOAD

May 19, 1969

Description to accompany Zoning Patition on property of Atlantic Scaboard Corporation

Second Election Add that blees or parcel of land attuate, lying and being in the second Election Astrict of Baltimore County, State of Maryland and described as follows to with:

Containing 0.43 of an Acra of land more or less.

Being the property of the Atlantic Seaboard Corporation as shown on the plat plan filed with the Zoning Supertment.



James H. Cook, Esq., 22 W. Pennsylvania Avenue Towson, Maryland 21204 Item 56 Page 3

September 26, 1969

FIRE DEPARTMENT:

Any use that petitioner would propose for site shall meet all Fire Department regulations.

PROJECT PLANNING DIVISION:

The proposed building is in the path of the intersection of Liberty Road and the proposed Petropolitan Boulevard. The site planeust be revised prior to the hearing.

BUREAU OF TRAFFIC ENGINEERING:

The requested variance should have no affect on traffic.

HEALTH DEPARTMENT:

Fublic water (s available to this site, but not sewer. Therefore, prior to approval of a building application, soil percolation tests must be conducted to determine the suitability of the soil for underground sewing disposal,

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

STATE ROADS CONMISSION:

The entrance must have a minimum width of 25 ft. The frontage of the site must be curbed with concrete. The roadside face of must to 24' from and parallel to the center line of Liberty Foad.

There is an 80° right of way proposed for Liberty Road (40° from center) that must be indicated on the plan. The plan must be revised prior to the hearing date being assigned.

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

ZONING ADMINISTRATION DIVISION:

This office is withholding approval until such time as revised plans are received as requested by the State Roads Commission and the Bureau of Highways, with the proper changes on the plot plan.

BALLIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Deputy Zoning Date December 9, 1969
Commissioner

FROM Mr. George E. Gayrelis, Director of

Planning 770-111-A. Veriace, to permit a side yard setback of 20 feet instead of the required 30 feet. South west side of Liberty Road 2245 feet north of Chapman Road. Atlantic Seaboard Corp., Petitioners.

HEARING: Monday, December 15, 1969 (11:00 A.M.)

If it should be decided to grant the subject petition, we request that the grant be conditioned upon approval of the site plan by this office.



James H. Cook, Esq., 22 W. Pennsylvania Avenue Towson, Maryland 2/204 Item 56 Page 4

September 26, 1969

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD

cc: William E. Colburn, Esq., Gas and Electric Building Baltimore, Md. 21203

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 26, 1969

Chairean

MEMBERS

BUREAT OF

DEPARTMENT OF TRAFFIC ENGINEERING STATE BOATS COLVESSIO

BUILDING I CPARTMENT

ZONING ADMINISTRATIO

DEVELOPMENT

James H. Cook, Esq., 22 W. Fennsylvania Avenue Towson, Maryland 21204

RE: Type of Hearing: Variance for Side Yard Setback Location: J/o of Liberty Rd., 2245; W. of center line of Chapman Rd. Callioner: Atlantic Leasonard Corp. Callioner: Atlantic Leasonard Corp. 2nd District Ten 65

BUREAU OF FIRE PREVENTION Diar Stri HEALTH DEPARTMENT

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

The subject property is located on the south side of Liberty Road. To the cast of the subject property there is a Dide's Process stand, and on the wast side there is wearnt as the subject property of the second o

BUREAU OF ENGINEERING:

Highways:

Liberty Road is a State road; therefore, this site will be subject to itste Roads Commission review, and all street (approximants and entrance locations on this road will be subject to State Roads Commission requirements.

Proposed Retropolites Designed intersects Liberty Road at a point approximately 50 feet morthwatterly from the northwattermonic corner for the subject property. Retropolitan Boulevard is proceed in the future as a divided highest, comprising two live fields to see the subject property as 26 foot median, within an 120 foot rights a source of the heart in or feetpoolitan Boulevard is not proposed to touch upon the subject property, the geometries of the intersection at liberty Road requires highway right of way across the frontage of the subject site. The petitioner or his engineer

15160

CERTIFICATE OF POSTING POWERS DEPARTMENT OF BALTIMORE COUNTY

Towner, Maryland

Date of Postir L. 100 29-1969 Posted 1. VARIABLE TOPENIS ASINE HAND SET BACK OF 20 FT. Petitioner ATLANTIE SEABOAND LORT. Location of property: SW/S R.F. LIDERTY Rd. 2245 FT. N. F. CHAPMAN Rd Location of Signa: W.15. OF LIRERTY Rd. 2295 FT 4- U OF CHAPMAN 71 Posted by Charles M. Mark Date of return DEC19-1969

PETTING FOR VANIANCE DIS DETERM TO THE PETTING THE PETTING TO THE PETTING THE CERTIFICATE OF PUBLICATION The Asing Commissioner of National County, is softed in of the Feeding Act and Regulations of Bistimeter County, will had a public head They. Present for Jan. vor From the Jones, regulations of Baby over County to permit a wise yard notack of 20 feet material of the required 20 feet.

general action and country of the best between the country of the

Hearing Dates Minday, December 14, 1965 at 1900 A.M.
Police Bearing: Room 178, County Office Building, 12 W. Chengo de Ave-

Pikosville, Md. November 20 , 19 69

#70-111-A

THIS IS TO CERTIFY, that the annexed advertiseville, Baltimore County, Maryland, once in each day of December , 19 69 the first publication appearing on the 27th

day of November , 19 59 .

THE NORTHWEST STAR

Amold Landon

Cost of Advertisement, \$ 9.24

	terment to the advertisen,t, posting of property, and public hearing on the above petition
and 16	appearing that by reason of the following finding of factssiriet_compliance_with the
Balt	imore County Zoning Regulations would result in practical difficulty and unreason-
able	e hardship upon the petitioner and the requested variance would give relief with out
sub	ctantial injury to the health, safety or general welfare of the locality, a variance
.aa.	ermit a side yard setback of 25 feet for a building instead of the required 30 feet.
-	eve Variance should be had; and it further appearing that the remove the executive exe
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	· required 30'
a Varie	nce to permit a side yard actback of 25' instead of the should be granted.
197100000	to the second of the second element of the element of the second of the
	18 ORDERED by the Zoning Commissioner of Bultimore County this
day of	December, 196 2, that the herein Petition for a Variance should be and the
Com	grants, from and after the date of this order, to permit a side yard setback of 25' and of the required 30' subject to approval of the site plan by the State Roads mission. Bureau of Public Services Office of Planning and Zoning. Deput Zoning Commissioner of Baltimore Chanty Deput Zoning Commissioner of Baltimore Chanty Deput Zoning Commissioner of Baltimore Chanty
ATE 22	
۵	6
the abo	ove Variance abould NOT BE GRANTED.
n	IS ORDERED by the Zoning Commissioner of Raltimore County, thisday
of	



CERTIFICATE OF PUBLICATION

OWSON, MD. NOV 2 7 1969 19.

THE JEFFERSONIAN,
L. Leann South

Cost of Advertisement, \$_____

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Details of Collection and Secretar
COUNT HOUSE
COUNTY MARYLAND
OFFICE OF FINANCE
Details of Collection and Secretar
TOWAR MARYLAND 21204

TO

BELLET MARGINETING WITH SIGH ADDITIONAL TOWARD ADDITIONAL T

	BA TIMORE COUNTY, MAI TLAND OFFICE OF FINANCE Division of Culterin and Energie COURT HOUSE TOWNON, MARYLAND, 11204 BILLD	No. 6706
To	Marie M. A. Marie de	•
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