

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, International Mobile Sales, Inc., the 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 236.1 to permit a front yard setback of (24') instead of the required 50'.

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

HEADSHIP
Noise from truck traffic on Pulaski Highway makes office-type business operations almost impossible. Requested variance would create sound barrier.

See attached description

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

INTERNATIONAL MOBILE SALES, INC.
Contract purchaser: [Signature] Secretary
Address: _____ Legal Owner

INTERNATIONAL MOBILE SALES, INC.
Petitioner's Attorney: [Signature]
Address: _____ Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day

of November, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of JANUARY, 1970, at 10:30 o'clock

Edward D. Hardesty
DEPUTY Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. OLIVER L. MYERS Date: November 24, 1969
FROM: William M. Greenwalt
SUBJECT: Item 80 - Zoning Advisory Committee Meeting, October 28, 1969

Health Department Comments: (ADDITIONAL)
80. Property Owner: International Mobile Sales
Location: SE/8 of Pulaski Hwy, 1552.5' NE of Holly Dr.
District: 1513
Present Zoning: M1
Proposed Zoning: Var. from Sec. 236.1 (front yard)
No. Acres: 0.7

For your information I am attaching copies of soil tests and a memorandum concerning the proposed sheet metal building to be located on this site.

Based on the negative soil tests, the Department of Health will not approve a building application until such time that public sewers are made available.

[Signature]
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WMC/CS
Attachments

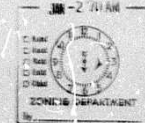
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Deputy Zoning Commissioner Date: January 2, 1970
FROM: Mr. George E. Gervelis, Director of Planning
SUBJECT: Petition #70-120-A, Variance to permit a front yard of 24 feet instead of the required 50 feet. Southeast side of Pulaski Highway 1552.5 feet northeast of Holly Drive. International Mobile Sales, Inc., Petitioners.

15th District
HEARING: Monday, January 5, 1970 (10:30 A.M.)

If granted, the Variance should be conditioned as applying only to the present structure and not to any subsequent new construction or reconstruction on the premises.



CEG:am

Description of Property at 9301 Pulaski Highway:
Received for record August 15, 1967, 10:07 a.m. LTO #5025 folio 536 of the land records of Baltimore County. The deed was transferred from Joseph E. Fitzpatrick and Mary Fitzpatrick, his wife, to International Mobile Sales, Inc.
Beginning at a point on the southeast side of Pulaski Highway 1,552.5 feet northeast of Holly Drive thence leaving said point of beginning and binding on the southwest side "1" south 45 degrees 30 minutes east 299.95 feet thence continuing on the southwest side "2" north 44 degrees 12 minutes east thence binding on the northeast side north 45 degrees 30 minutes west 281 feet thence binding on the northeast side south 54 degrees 30 minutes west to the point of beginning. Containing 0.7 of an acre of land, more or less.

ORDER REQUIRED FOR FILING

INTERNATIONAL MOBILE SALES, INC. 1513 NE of Pulaski Highway 1552.5' NE of Holly Dr. 1513

#70-120-A

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

- COUNTY OFFICE BLDG. 211 N. Calverton Ave. Towson, Baltimore 21284
- PLANNING & DESIGN
- ENGINEERING
- DEPARTMENT OF STREETS & ENGINEERING
- STATE ROADS COMMISSION
- BUREAU OF FIRE PREVENTION
- HEALTH DEPARTMENT
- PROJECT PLANNING
- BUILDING DEPARTMENT
- BOARD OF EDUCATION
- ZONING ADMINISTRATION
- SUBSISTENCE DEVELOPMENT

November 4, 1969

Earl K. Welschlager, Esq., 813 Munsey Building Baltimore, Maryland 21202

RE: Type of Hearing: Variance for front yard setback.
Location: SE/8 of Pulaski Hwy., 1552.5' NE of Holly Dr.
Petitioners: International Mobile Sales, Inc.
Committee Meeting of October 28, 1969
15th District
Item 80

Dear Sirs:

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 improved with a one and a half story frame residence which is being converted into temporary offices. The property to the east, south and north are vacant properties but they are zoned light manufacturing. The property to the north on the other side of Pulaski Highway is presently occupied with the existing International Mobile Sales, Inc. and the Metropolitan Distributing Company. Pulaski Highway for the franchise of this site is paved with concrete curb and gutter with an existing entrance which meets State Roads Commission requirements.

BUREAU OF ENGINEERING:
Highways:
Pulaski Highway 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:
Pulaski Highway is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Earl K. Welschlager, Esq., 813 Munsey Building Baltimore, Maryland 21202
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November 4, 1969

Storm Drains (Continued)
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. Corrector 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 striping 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.

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

Sanitary Sewers:
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 rules and regulations.

DEPARTMENT OF TRAFFIC ENGINEERING:
The subject variance should have no major effect on trip density.

PROJECT PLANNING DIVISION:
The site plan should indicate that the front porch is to be enclosed

BOARD OF EDUCATION:
No bearing on student population.

BUILDING ENGINEERS' OFFICE:
Petitioner to comply with Baltimore County Building Codes Rules and Regulations.

Earl K. Welschlager, Esq., 813 Munsey Building Baltimore, Maryland 21202
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November 4, 1969

FIRE DEPARTMENT:
This office has no comment at this time.

HEALTH DEPARTMENT:
It is recommended that a hearing date be withheld until soil tests are conducted to determine if the proposed operation will be permitted. Also, the existing water well and sewage disposal systems be shown on a revised plan.

STATE ROADS COMMISSION:
The subject plan indicates entrance channelization that is acceptable to the State Roads Commission.

An entrance permit has been issued to the developer.

ZONING ADMINISTRATION DIVISION:
This office is withholding a hearing date until such time as the Health Department comments are complied with.

Very truly yours,
[Signature]
OLIVER L. MYERS, ENCLERK

DLH:JD
Enc.

OFFICE OF THE ESSEX TIMES

ESSEX, MD. 21221 December 22, 1969

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardesty, Deputy Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 22nd day of Dec., 1969 that is to say, the same was inserted in the issue of December 18, 1969.

STROMBERG PUBLICATIONS, INC.

[Signature]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting: Dec 18 1969
Posted for: Edward D. Hardesty, Deputy Zoning Commissioner
Petitioner: International Mobile Sales, Inc.
Location of property: SE/8 of Pulaski Highway 1552.5' NE of Holly Dr.
Location of signs: 1 sign located on East of Pulaski Highway
Remarks: [Blank]
Posted by: [Signature] Date of return: Dec 23 1969

ORDER RECEIVED FOR FILING

DATE 10/17/69 BY [Signature]

Pursuant 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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty, and unreasonable hardship upon the Petitioner and the Variance requested would afford relief without substantial injury to the public health, safety and general welfare of the locality involved...

the above Variance should be had and is hereby approved, that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty, and unreasonable hardship upon the Petitioner and the Variance requested would afford relief without substantial injury to the public health, safety and general welfare of the locality involved...

a Variance to Permit a front yard setback of twenty-four (24) feet, should be granted instead of the required fifty (50) feet IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21 day of May, 1969, that the herein Petition for a Variance should be and the same is granted from and after the date of this order, to permit a front yard setback of twenty-four (24) feet instead of the required fifty (50) feet, subject to the approval as the site plan on the State Road Commission, the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant 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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty, and unreasonable hardship upon the Petitioner and the Variance requested would afford relief without substantial injury to the public health, safety and general welfare of the locality involved...

the above Variance should NOT BE GRANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of May, 1969, that the above Variance be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

MICROFILMED

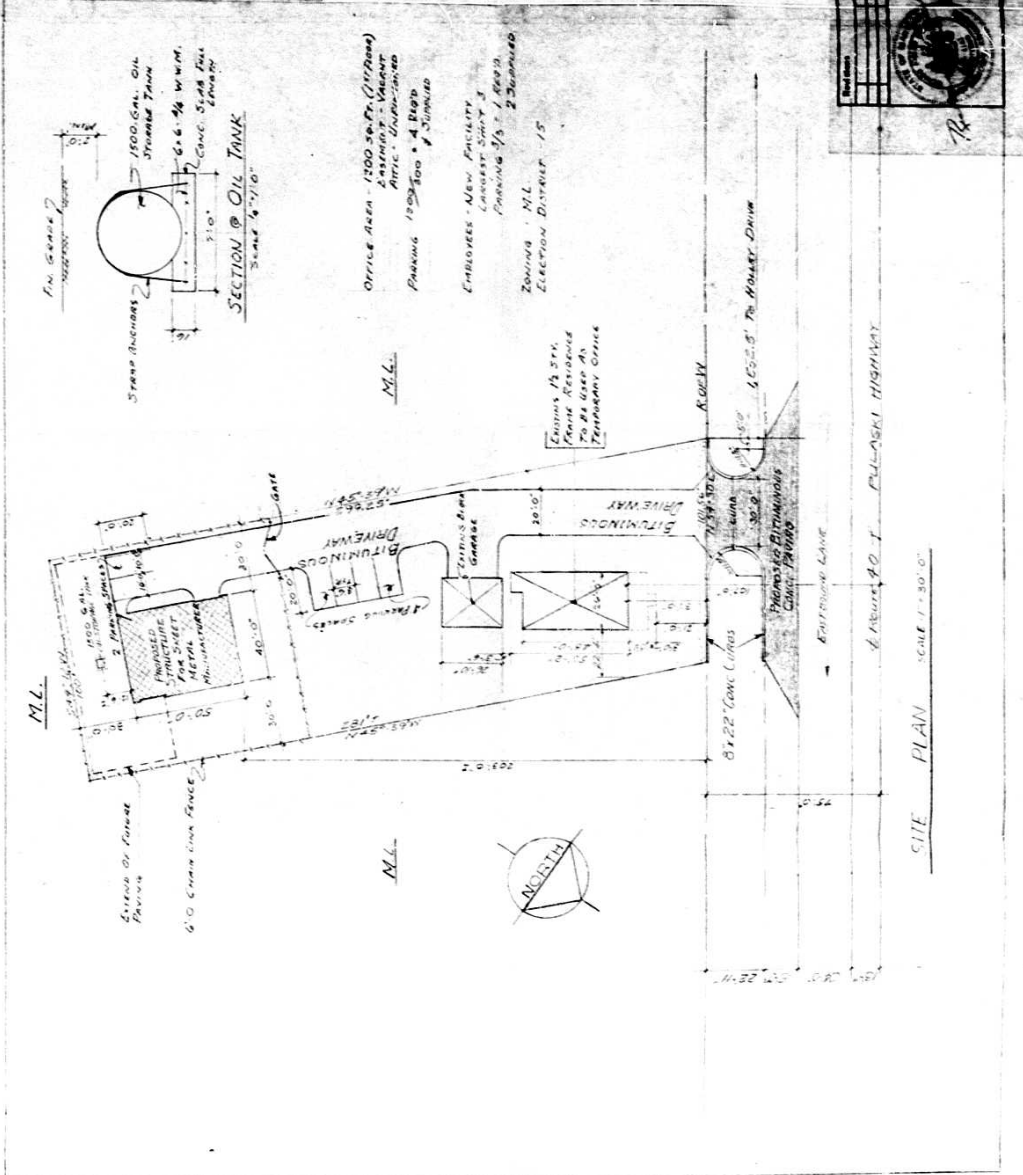
Baltimore County Office of Planning and Zoning stamp. Includes text: 'Your Petition has been received and accepted for filing this day of May, 1969.' and signatures of John C. Rose, Zoning Commissioner, and the Petitioner's Attorney.

INVOICE No. 71231 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE. Division of Collection and Receipts. COURT HOUSE, TOWSON, MARYLAND 21284. To: Carl E. Willhinger, Inc. 423 E. Bay Street Baltimore, Md. 21202. Description: Advertising and posting of property for International Mobile Sales #90-173-A. Amount: \$1.00.

INVOICE No. 67084 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE. Division of Collection and Receipts. COURT HOUSE, TOWSON, MARYLAND 21284. To: Edward J. Carroll Consulting Engineers 1920 N. Service St. Baltimore, Md. 21208. Description: Position for Variance for International Mobile Sales, Inc. #90-173-A. Amount: \$5.00.

SCHEDULE OF DRAWINGS table with 8 items: 1. SITE PLAN, 2. FLOOR PLAN, 3. ELEVATIONS, 4. SECTIONS & DETAILS, 5. FOUNDATION PLAN, 6. ROOF PLAN, 7. ELECTRICAL PLAN, 8. MECHANICAL PLAN.

INTERNATIONAL MOBILE SALES, INC. logo and contact information. Includes address: 149 South Central Street, Baltimore, Md. 21202. Phone: 781-8800.



SITE PLAN - SCALE 1" = 50' 0"