PETITION FOR ZONING VAP ANCE FROM AREA AND HEIGHT REDULATIONS

Free: we, PARKER REALTY CHECONATION....legal owner...of the property situate in Baltimore unity and which is described in the description and plat at ached bereto and made a part hereof.

on for a Variance from Section, 238.1 in M L Zone to permit

a front yard setback for two guard houses, 30' from senter line of street instead

of the required 50 feet; also a setback of 0' instead of the required 25 feet from the

front property line

COUNTY OFFICE BLDG 111 W. Chesaptake Ave. Toward, Maryland 2120

070

Chairman

BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISS

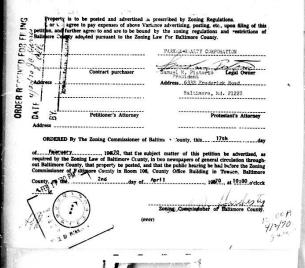
BUREAU OF FIRE PREVENTION

PROJECT PLANNING

BUILDING DEPARTMEN BOARD OF EDUCATION

ZONING ADMINISTRATIO INDUSTRIAL DEVELOPMENT

Hardship. These guard houses are needed for the protection of the property as building and premises are to be occupied by United Parcel Service



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

The subject property is presently being improved with the distribution center for the United Parcel Service. The properties to the south, west, and north are unimproved, however, they are zoned for industrial use. The property is bounded on the east by the right-of-way line fur. Interstate 55, John Avenue at the present time is not paved; however, curb and gutter are constructed.

Since it appears that the variance to the front yard is only to allow the construction of 2 guard houses, this petition should have no affect on traffic.

This office has no comment at this time.

Petitioner to comply with Baltimore County Building Code, Rules and Regulations.

No bearing on student population.

Parker-Realty Corporation 6332 Frederick Road Baltimore, Maryland 21228

DEPARTMENT OF TRAFFIC ENGINEERING:

FIRE DEPARTMENT:

BOARD OF EDUCATION:

BUILDING ENGINEER'S OFFICE:

February 27, 1970

RE: Type of Hearing: Variance for front yard setback Location: SE/S Vero Road, SM/S Joh Avenue Petitioner: Parker Realty Corporation Committee Meeting of February 17, 1970 13th Distriction

W. LLOYD WALLACE reeyor and Civil Engineer Registration No. 63 1962 Woodlawn Drive 21207

Beginning for the same at the intersection of southeast side of Vero Road and the southwest side of Joh Avenue and running thence, binding on said southeast side of Vero Road, South 33°-251-00" West 1000 feet, thence at right angles to said Vero Road, South 56°-35'-00" East 631.60 feet to the northwest right of way of Route I 95, thence, North 26°-43'-13" East 760.51 feet, North 10°-01'-21" East 52.20 feet. North 37*-531-43" East 77.41 feet and North 22*-381-53" East 157.94 feet to said Southwest side of Joh Avenue, thence, binding on said Southwest side of Joh Avenue, South 60 -39 -50" Wast 500 feet to the place of

February 26, 1970

HEALTH DEPA THENT:

-13

4581-06

ZONING ADMINISTRATION DIVISION:

Very truly yours,

Parker-Realty Corporation Item 159

Public water and sewer available to the site.

may be subject to registration and compliance with the Naryland 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 subject plan indicates that granting of the proposed variance will have no adverse affects to the State highway.

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 30 days after the date on the filing certificate, will be forwarded to you in the mar future.

CERTIFICATE OF PUBLICATION

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TOWSON, MD., March 12 , 19.70 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 appearing on the 12th day of March

THE JEFFERSONIAN, Distinguishment por

Cost of Advertisement, \$...

Your Petition has been received and accepted for filing

RUREAU OF SHORMERRING

Zoning Plat - Comments February 20, 1970

Mistrict: 13th
Prosent Zoning: ML
Proposed Zoning: Variance to Drc. 238.1
Proposed Veriance

All public improvements required in connection with the development of this site (Flat One Romaen Industrial Park, Recorded 0.T.G. 33 Fallo 129), are covered by Public Norks Agreement 136902. This office has no further concent.

G-SN Key Sheet 13 and 1h SW 12 Position Sheet SW hC Topo 102 Tex



CERTIFICATE OF PUBLICATION

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BALTIBORE COUNTY, MD. Varen 18 , 18

d in THE TIMES, a weekly newspaper printed and pub

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Requirition its wrong

15180

CERTIFICATE OF POSTIN DEPARTMENT OF BALTIMORE COUNTY Torror, Maryland

Date of Posting HARCH 14-1970 Posted for WANDALE IN PROPERTY AND A SET BACK FOR THE GROWN DEED THE PROPERTY AS THE PROPERTY Location of property SF/Can OF VERA Rd & JOH AUF

Location of Signa: S/S. O.F. BENSON AVE ONTHE CENTER OF JOH AVE. TO BE WITH A FOOT NOT . Remarks: VERO Rd + JOH AVE, ARE UNST PAPER

Posted by Charles Mesh Date of return MARCH 20 - 1970 70-185-4

11-5-70



Pursuant to the advertisen. ..t, posting of property, and public hear...g 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 variances would give relief without substantial injury to the public health, safety or general welfare of the locality involved, the variances should be granted to permit a front yard setback for two guard houses 30' from the center line of the street instead of the sheets Variance should be shade and its further appearing that the reason of consecutives consecutive. the required 50' and a 3 tback of 0' instead of the required 25' from the front property line. IT IS ORDERED by the Zoning Commissioner of Baltimere County this __ day of __April____, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit front yard setback of 30' from center line of street instead of required 50' for two guard houses; a setback of 0'instead of the required 23' from the front property line. The site plan is subject to approval of due N. the Bureau of Public Services and the Zoning Commissioner of Baltimore County Office of Pla-ning and Zoning. Pursuant to the advertisement posting of property and public hearing on the above petition 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.

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REGEIVED.

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TELEPHONE 823-3000 EXT. 387

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BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 BILLED

No. 69369

DATE April 6, 197

E POSIT T	O ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
- Series 1	Adverticing and posting (*) property \$10-105-0.	55.00
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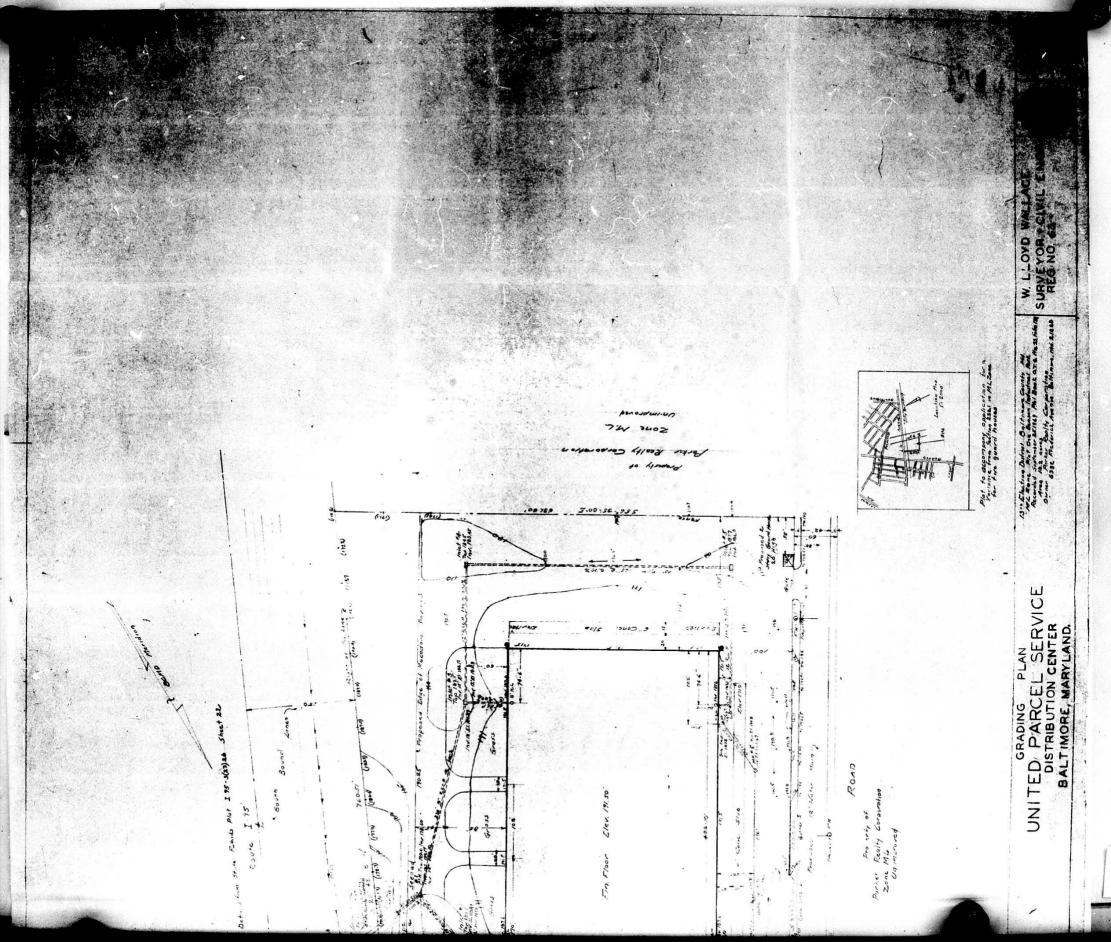
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

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

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Zoning Commissioner of Baltimore County



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