

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Irish Steel Erectors, Inc., 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 210A.1 (210.2) to permit a highway setback of 30 feet instead of the required 33 feet.

Variance will be required to provide for proper circulation of heavy cranes on equipment.

See attached description

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

Irish Steel Erectors, Inc.  
Contract purchaser  
Address: 1292 Gittings Avenue  
Baltimore, Maryland 21212  
Petitioner's Attorney  
Address: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of October, 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 Commission in Room 100, County Office Building in Towson, Baltimore County on the 19th day of November, 1969, at 1:00 o'clock.

Charles D. Hardisty  
Zoning Commissioner of Baltimore County  
(over)

E. F. RAPHEL & ASSOCIATES  
Registered Professional Land Surveyors  
301 COUNTRYLAND AVENUE  
TOWSON, MARYLAND 21204

DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE  
PROPERTY OF THE IRISH STEEL ERECTORS

BEGINNING for the same at a point on the northwest Right of Way line of Pulaski Highway (Route 40) at a distance of 959.82' south west from the intersection formed by the northwest Right of Way line of Pulaski Highway and the centerline of Mohr's Lane in the second line of the second parcel of land which by deed dated November 10, 1959 and recorded among the Land Records of Baltimore County in Liber WJR 3627, folio 75, was conveyed by William F. Damesyn and wife to Glenn F. Gall and wife at a distance of 590.00' from the beginning of said line running thence and binding on the northwest Right of Way of Pulaski Highway and on part of the second line of the second parcel of land in aforesaid deed with all bearings referred to by survey dated November 23, 1959 by A. Alexis Raphael, Registered Land Surveyor, N40°57'13"E 100.00' thence leaving the northwest Right of Way line of Pulaski Highway and the second line of the second parcel in the aforesaid deed and running for a line of division N49°00'14"W 300.35' to intersect the southeast Right of Way line of the Baltimore and Ohio Railroad and the fourth or last line of the second parcel in the aforesaid deed running thence and binding on the southeast Right of Way line of the Baltimore and Ohio Railroad and on part of the fourth line of the second parcel of land in the aforesaid deed S40°57'13"W 100.00' thence leaving the southeast Right of Way line of the Baltimore and Ohio Railroad and the aforesaid fourth or last line and running for a line of division S49°02'47"E 300.35' to the place of beginning.

CONTAINING 0.690 Acres of land more or less.

E. F. RAPHEL & ASSOCIATES  
Registered Professional Land Surveyors  
301 COUNTRYLAND AVENUE  
TOWSON, MARYLAND 21204

Lot 6  
Glenn Gall  
page -2-

BEING all of the land which by lease dated October 17, 1969 and recorded among the Land Records of Baltimore County in Liber OTG 5046, folio 289, was leased by Glenn F. Gall & Emily M. Gall, his wife to The Irish Steel Erectors, Inc.



E. F. Raphael  
Eugene F. Raphael, 2246  
Res. Professional and  
Surveyor

| BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE                                                                                                      |                                                                                                             | No. 75400                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------|
| Revenue Division<br>COURT HOUSE<br>TOWSON, MARYLAND 21204                                                                                            |                                                                                                             | DATE Feb. 17, 1970              |
| TO: <u>Irish Steel Erectors, Inc.</u><br>1292 Gittings Ave.<br>Baltimore, Md. 21212                                                                  |                                                                                                             | Being Dept. of Baltimore County |
| REPORT TO ACCOUNT ON <u>21-022</u>                                                                                                                   | RETURN THIS PORTION WITH YOUR REMITTANCE<br>DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS | TOTAL AMOUNT<br>\$6.50          |
| CHARGE<br>1 0 4 10 17 6 65 04                                                                                                                        | Amounting and posting of property<br>21-022-A                                                               | 66.50                           |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE, REVENUE DIVISION<br>MAIL TO<br>COURTHOUSE, TOWSON, MARYLAND 21204 |                                                                                                             |                                 |

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 12, 1970

Mr. William E. Moran, President  
1292 Gittings Avenue  
Baltimore, Maryland 21212

RE: Type of Hearing: Variance to permit site yard setback location: NW/4 Pulaski Hwy., 859.82' SW of Mohr's Lane  
Petitioners: Irish Steel Erectors, Inc.  
Committee Meeting of March 3, 1970  
15th District  
Item 173

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 unimproved with the exception of the perimeter being fenced with an Anchor chain link fence. The properties to the east and west are unimproved tracts of land but have been graded. The property to the north is bounded by the 800 Railroad right-of-way line. The properties to the south are improved with several commercial uses. Pulaski Highway in this location is not improved as far as concrete curb and gutter are concerned.

### PROJECT PLANNING DIVISION:

This application was not signed by the legal owner, Glenn F. Gall, who is in violation of the subdivision Regulations of Baltimore County. This office requests that the hearing date not be held until we have a preliminary plan of site and/or building. The preliminary plan can be processed while the variance application is being reviewed. This office will not approve any further building permits on any of Glenn F. Gall's holdings until a plat is recorded.

This office feels that the variance is not needed as the circulation could more efficiently be accomplished by a system of two service drives with the building and entrance located in the center. We will withhold further comments on the entrance until the preliminary plan is filed.

Mr. William E. Moran, President - 2 - March 12, 1970

### DEPARTMENT OF TRAFFIC ENGINEERING

The subject variance should have no effect on traffic.

### OUTLINED ENGINEER'S OFFICE:

No comment until plans are submitted.

### FIRE DEPARTMENT:

Owner shall be required to install a fire hydrant on proposed site in accordance with Baltimore County Standards.

Building proposed for this site shall comply to all applicable requirements of the Fire Prevention Code and the 101 Life Safety Code, 1967 edition.

### BOARD OF EDUCATION:

No bearing on student population.

### HEALTH DEPARTMENT:

Public water is proposed. A private sewage disposal system is proposed. Satisfactory soil percolation tests were conducted on September 16, 1969.

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.

### STATE ROADS COMMISSION:

The entire frontage of the site must be curbed with concrete. There must be a minimum of 5' from the property line to the beginning of the radius return into the entrance.

The radius of the returns must be indicated on the plan. The entrance will be subject to State Roads Commission approval and permit.

The plan must be revised prior to a hearing date being assigned.

### ZONING ADMINISTRATION DIVISION:

It has come to the attention of this office that the Irish Steel Erectors do not at the present time own the subject property, therefore,

Mr. William E. Moran, President - 2 - March 12, 1970

### ZONING ADMINISTRATION DIVISION: (Continued)

The legal owner will be required to sign the petition. We are withholding a hearing date until such time as this is done and a revised plan is submitted to this office indicating the following:

1. Conformance with State Roads Commission;
2. Project Planning Division;
3. Bureau of Engineering.

Very truly yours,

Oliver L. Myers  
Oliver L. Myers, Chairman

OLM:JD  
Enc.

| BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE                                                                                                      |                                                                                                             | No. 75346                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------|
| Revenue Division<br>COURT HOUSE<br>TOWSON, MARYLAND 21204                                                                                            |                                                                                                             | DATE Feb. 23, 1970              |
| TO: <u>Irish Steel Erectors, Inc.</u><br>1292 Gittings Ave.<br>Baltimore, Md. 21212                                                                  |                                                                                                             | Being Dept. of Baltimore County |
| REPORT TO ACCOUNT ON <u>21-022</u>                                                                                                                   | RETURN THIS PORTION WITH YOUR REMITTANCE<br>DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS | TOTAL AMOUNT<br>\$6.50          |
| CHARGE<br>1 0 4 10 17 6 65 04                                                                                                                        | Amounting for Systems for Irish Steel Erectors, Inc.<br>21-022-A                                            | 66.50                           |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE, REVENUE DIVISION<br>MAIL TO<br>COURTHOUSE, TOWSON, MARYLAND 21204 |                                                                                                             |                                 |

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11

day of December, ~~196~~ 70, 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 side yard setback of zero (0') feet instead of the required thirty (30') feet, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

*Charles D. Hardin*  
Zoning Commissioner of Baltimore County

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

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

1964 day of October, 1970.

Edward D. Hardisty  
Edward D. Hardisty,  
Zoning Commissioner

Petitioner **Irish Steel Erectors, Inc.**

Petitioner's Attorney \_\_\_\_\_ Revised by Shirley L. Myers  
Chairman of the  
Advisory Committee

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

*1 Sign*

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#71-167-77

District: *15th* Date of Posting: *Oct. 28, 70*  
Posted for: *Hearing Thurs. Nov. 19, 1970 @ 1:00 P.M.*  
Petitioner: *First Stal Electric*  
Location of property: *NW 1st, Pulaski Highway 859.82' S of W. Moore Lane*  
Location of Signs: *1 Sign - Front and Side of Zone of Building*  
*Arched sign*

Remarks:

Posted by: *Paul H. Hess* Date of return: *Nov-5-70*

### CERTIFICATE OF PUBLICATION

TOWSON MD October 29 1970

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 of one (1) month ~~months~~ before the 19th day of November, 1979, the first publication appearing on the 29th day of October 1979.

**THE JEFFERSONIAN,**  
\_\_\_\_\_  
**Manager.**

Cost of Advertisement, \$.....

[illegible][illegible]

OFFICE OF  
THE  
**ESSEX TIMES**

THIS IS TO CERTIFY, that the annexed advertisement of  
Edward D. Hardesty, Zoning  
Commissioner of Baltimore County  
was inserted in THE ESSEN TIMES, a weekly newspaper published in  
Baltimore County, Maryland, once a week for ~~One~~ ~~SEVEN~~  
week before the 2nd day of Nov., 1970, that is to say, the same  
was inserted in the issue of Oct. 29, 1970.

**STROMBERG PUBLICATIONS, Inc.**

By Ruth Morgan

**Baltimore County in Liber OTG 25-62, Sales 2001** - was issued by Glenn P. Gail & Emily M. Gail, his wife to The Irish Steel Erectors, Inc. for the erection of a Irish steel structure, Inc. on shown on plat plan filed with the Planning Department.

**Hearing Date:** Thursday, November 15, 1979 at 1:00 P.M.

**Public Hearing:** Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

**BY ORDER OF**  
**EDWARD D. HARENZ**  
**SENIOR COMMISSIONER OF**  
**BALTIMORE COUNTY**

Oct. 23, 1979

[illegible]

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