

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

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

I, or we, **COMMUNISTAL ENTERPRISES, 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 255.2 and 243.2 to permit 30' side yards on each side of lots "C", "D", "E", "F", and "G" and the northwest side of lot "F" instead of the required 50'. See plat dated February 11, 1971.

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

See attached description

ORDER RECEIVED FOR FILING

DATE 1/21/71 BY J. L. HARRIS, CLERK

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DESCRIPTION OF 8 ACRES OF LAND, MORE OR LESS
SOUTHWEST SIDE NEW PLANT COURT
OWINGS MILLS INDUSTRIAL PARK
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEING a part of that land known as Parcel "E" shown on plats recorded among the Land Records of Baltimore County in Plat Book RRG 29, Folio 14 and Plat Book OTO 34, Folio 30, Also being lots C, D, E, and F on a plan accompanying a Petition for Variance dated February 1, 1971.

BEGINNING at a point on the southwest side of New Plant Court said side being Curve B on Plat 34/80 said point being 294 feet, measured along said side, from the centerline of South Doldfield Rd; thence leaving said point and binding on part of said curve.

1. By a curve to the left, said curve having a radius of 330.00 feet for an arc length of 250.06 feet; thence continuing to bind on said southwest side the following three calls
2. South 57° 16' 00" East - 662.00 feet
3. By a curve to the right said curve having a radius of 75.00 feet for an arc length of 59.55 feet;
4. By a curve to the left said curve having a radius of 75.00 feet for an arc length of 103.50 feet; thence for a line of division.
5. South 02° 20' 04" East - 3.00 feet to the outline of aforementioned Parcel "E" as shown on Plat 29/18; thence binding on said outline.
6. South 87° 39' 50" West - 218.00 feet to the proposed northern right-of-way line of the Northwest Expressway; thence binding on said line the following three calls.
7. By a curve to the left said curve having a radius of 3,729.72 feet for an arc length of 192.29 feet
8. North 60° 50' 32" West - 458.81 feet
9. By a curve to the left said curve having a radius of 7,789.44 feet for an arc length of 362.00 feet; thence leaving said right-of-way line and running for lines of division the following two calls
10. North 15° 15' 30" East - 134.85 feet
11. North 75° 52' 40" East - 227.47 feet to the point of beginning

CONTAINING 4.98 Acres of Land, More or Less

SUBJECT to any and all easements of record

THIS description is for zoning purposes and is not intended for conveyancing of land.



MICROFILMED

PETITION FOR VARIANCE
FROM AREA AND HEIGHT REGULATIONS
COMMUNISTAL ENTERPRISES, INC.
1. By a curve to the left, said curve having a radius of 330.00 feet for an arc length of 250.06 feet; thence continuing to bind on said southwest side the following three calls
2. South 57° 16' 00" East - 662.00 feet
3. By a curve to the right said curve having a radius of 75.00 feet for an arc length of 59.55 feet;

ORIGINAL
THE COMMUNITY TIMES
P.O. BOX 267
RANDALLSTOWN, MD. 21133
PHONE - 922-7500 February 17 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardisty, 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 17 day of Feb. 1971, that is to say, the same was inserted in the issue of February 11, 1971.

STROMBERG PUBLICATIONS, Inc.

By: *Ruth Morgan*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *ATP* Date of Posting: *Feb. 14-1971*
Posted for: *COMMUNISTAL ENTERPRISES, INC.*
Petitioner: *COMMUNISTAL ENTERPRISES, INC.*
Location of property: *S.W. OF NEW PLANT COURT, 294 FT. W. OF S. DOLDFIELD RD.*
Location of Sign: *PLANT COURT, 300 FT. W. OF S. DOLDFIELD RD.*
Remarks: *NEW PLANT COURT, 294 FT. W. OF S. DOLDFIELD RD.*
Posted by: *[Signature]* Date of return: *Feb. 27-1971*

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 20, 1971

Mr. Frank S. Nicoll, Jr., President
Property Investors Division
P.O. Box 172
Owings Mills, Maryland 21117

RE: Type of Hearings Rear and Side Yard Setback Variance
Location: SW/S Doldfield Rd., 1200' W. of Gwynn Mill Ct.
Petitioner: Communistal Enterprises, Inc.
Committee Meeting of January 5, 1971
4th District
Item 97

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 an unimproved tract of land, with the properties to the north improved with Painters Mill Industrial Park. The property to the west is residentially improved. The property to the east is improved with a golf driving range and several wireless transmitting and receiving structures. The property to south is vacant land which is residentially zoned. Doldfield Road in this location is improved insofar as concrete curb and gutter are concerned. New Plant Court at the present time is a paper street.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The Northwestern Expressway is a proposed controlled access highway to be constructed by the Maryland State Roads Commission adjacent to this property; therefore, all drainage

Mr. Frank S. Nicoll, Jr.
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Page 2

January 20, 1971

BUREAU OF ENGINEERING (Continued)

requirements and development adjacent to the proposed highway would be under the jurisdiction of the State Roads Commission.

Since the subject site is a portion of the Owings Mills Industrial Park and all required highway improvements, drainage facilities and utilities have either been provided or will be provided in accordance with Public Works Agreements #46011 and #46012, this office has no further comment.

PROJECT PLANNING DIVISION:

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

STATE ROADS COMMISSION:

The proposed right of way for the Northwest Expressway appears to be correctly indicated on the subject plan.

The proposed development should have no adverse effect on the proposed highway improvement.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variances should have no effect on traffic.

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

Petitioner to meet all requirements of Baltimore County Building Code for a warehouse, offices and parking spaces. See Section 404, 406 and 409.10N.

FIRE DEPARTMENT:

Owner shall be required to comply to all applicable requirements of the Baltimore County Fire Prevention Code and the 101 Life Safety Code, 1967 edition, when construction plans are submitted for approval.

Mr. Frank S. Nicoll, Jr., President
Item 97
Page 3

January 20, 1971

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.

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office in accordance with the State Roads comments in the foregoing.

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,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLA:JD

Enc.

TELEPHONE RECORDS		INVOICE	
BALTIMORE COUNTY, MARYLAND		No 78377	
OFFICE OF FINANCE		DATE: March 3, 1971	
TOWSON, MARYLAND 21204		FILED	
To: Communistal Enterprises, Inc.		Zoning Dept. of Baltimore County	
Owings Mills, Md. 21117			
DEPOSIT TO ACCOUNT No. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE	
Advertising and posting of property		TOTAL AMOUNT \$106.25	
771-229-A		106.25	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204			

MICROFILMED

MICROFILMED

DEC 13 1971

It is the opinion of the Zoning Commissioner that setbacks of 40' for lots "C", "D", "E" and northwest side of Lot "F", subject to strict compliance with Sections 255.2 and 243.2 of the Baltimore County Zoning Regulations, would give relief without substantial injury to the health, safety or general welfare, the variances should be granted.

[illegible]

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2 day of September, 1971, that the herein Petition for ~~a Variance~~ Variances should be and the

same is granted from and after the date of this order, to permit 40' setbacks for lots C, "D", "E" and northwest side of lot "F", subject to approval of the plan by Bureau of Public Services, and Office of Planning and Zoning. It is further ORDERED that request for 30' setbacks for said lots be DENIED.

[Signature]
 Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and its 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 197 .., that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

: MICROFILMED

January 22, 1971

Mr. Frank S. Nicoll, Jr., President
Property Investors Division
P.O. Box 172
Cwings Mills, Maryland 21117

RE: Type of Marings Rear and Side
Yard Setback Variance
Location: SW/3 Delfield Rd.,
1200' W. of Gwynn Hill Ct.
Petitioners: Monumental Enterprises
Committee Meeting of January 5, 1971
4th District
Item 97

Boz ila

The following is addendum to our Zoning Advisory Committee comments of January 20, 1971 under the above referenced subject:

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no major effect on traffic.

It should be recommended that should the developer put one entrance entrance between Lot B and Lot E and allow parking on both sides of the drive, it would provide more efficient and cheaper parking.

Very truly yours,

OLIVER L. MYERS, Chairman

944:30

MICROFILMED

Mr. Frank S. Nicol, Jr., President
Property Investors Division
P.O. Box 172
Glen Mills, Md. 21115

Item 92

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

5th day of January, 1970.

Edward D.
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner Manuel Antonio Estorres

Petitioner's Attorney _____ Reviewed by Walter J. Myers
Chairman of the
Advisory Committee

TELEPHONE
054-2413

INVOICE

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

NO 76338

DATE **Feb. 9, 197**

Revenue Division

COURT HOUSE
TOWSON, MARYLAND 21204

BILLEC

Zonfag 1

Zoning Dept. of Baltimore County

TO:
Monumental Enterprises, Inc.
P.O. Box 172
Owings Mills, Md. 21117

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY

Petition for Variance
#71-229-A

TOTAL AMOUNT

\$25.00

CLAY

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

SOUTH DOLFIELD ROAD

LOTS C, D, E & F
EXISTING ZONING - M.L. WITH
VARIANCE TO PERMIT 30' REAR
YARD
EXISTING USE - INDUSTRIAL PARK
PROPOSED ZONING - M.L. WITH
VARIANCE TO PERMIT 20' SIDE
YARDS ON EACH SIDE LOTS C, D & E AND ON THE N.W. SIDE OF LOT "F"
INSTEAD OF 50' REQUIRED BY SECTIONS 253.2 & 243.2.

IF WITHIN 100' OF PROPOSED EXPRESSWAY
R/W TO BE THOSE PERMITTED IN M.R.
ZONE AS PER SECT. 253.6

ALL EXISTING & PROPOSED IS MACADAM
PUBLIC WATER AND SEWER IS AVAILABLE

LOT AREA, ACRES
PROPOSED USE
BUILDING AREA, SQ. FT.
NO. OF EMPLOYEES
PARKING SPACES REQUIRED
PARKING SPACES PROVIDED

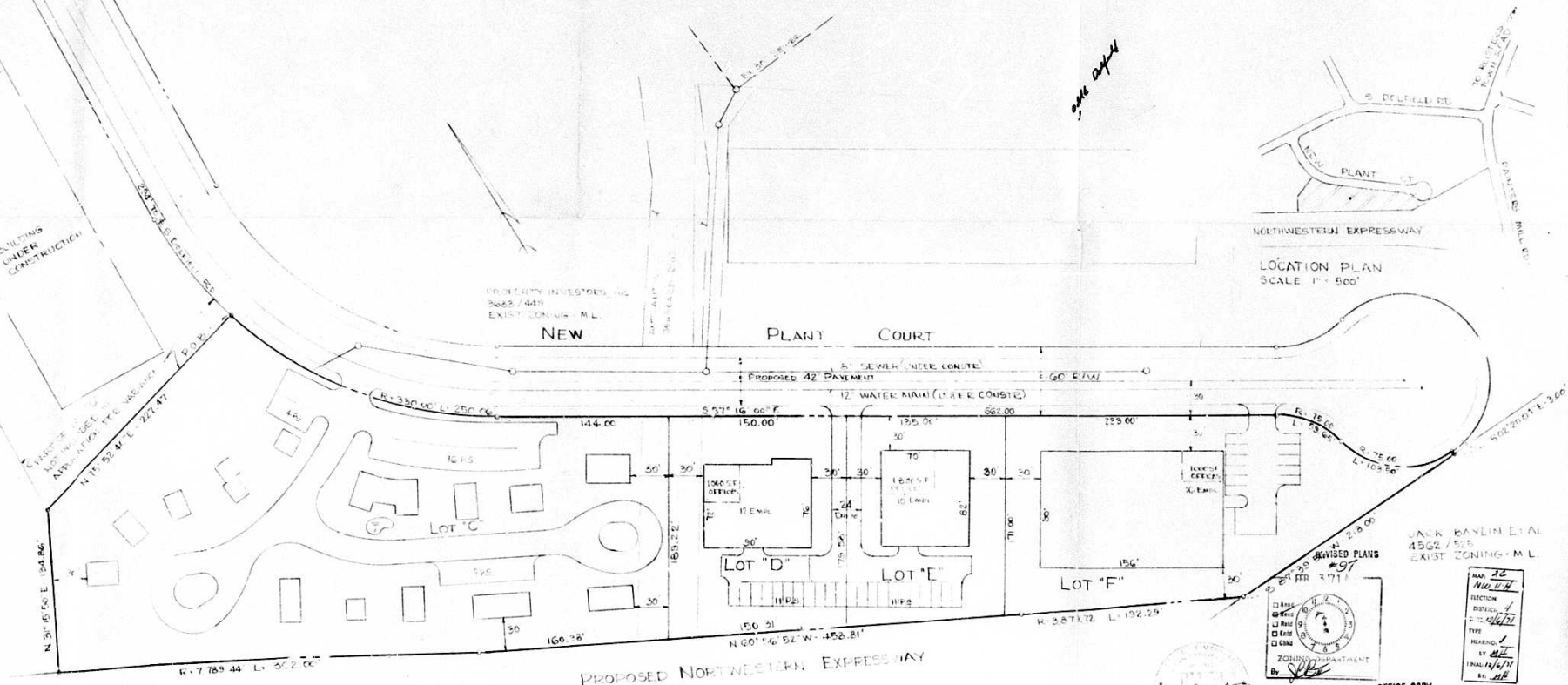
LOT "C"	LOT "D"	LOT "E"	LOT "F"
2.70	0.63	0.54	1.11
TEMPORARY DISPLAY OFFICES WAREHOUSE & OFFICES		CLOCK REPAIR OFFICES	WAREHOUSE & OFFICES
5,200	3,960	3,120	14,040
12	12	10	26
26	6	10	16
29	11	11	11

A PART OF LOT "C"
SEE PLAN

PROPERTY MAPS, P.D. NO.
5482 / 448
EXIST. ZONING - M.L.

PROPERTY INVESTORS, INC.
3062 / 448
EXIST. ZONING - M.L.

LOCATION PLAN
SCALE 1" = 500'



JACK BAYLIN ET AL
4562 / 515
EXIST. ZONING - M.L.

REVISOR PLANS
#97
28 APR 1971

By *[Signature]*

SEAL OF THE BALTIMORE COUNTY ZONING DEPARTMENT

OFFICE COPY

PLAT TO ACCOMPANY
PETITION FOR VARIANCE
PART OF PARCEL "E"
OWING'S MILLS INDUSTRIAL PARK
ELECTION DISTRICT No. 4
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50' FEB. 1, 1971

SMITH, TEACHER & ASSOCIATES
MUSIC FARM ROAD
OWING'S MILLS, MARYLAND 21117
301-2100 (RN 431)



SOUTH DOLFIELD ROAD

OFFICE

PLANT

HELLER TRACT

NEW

PLANT

COURT

PRIOR LOCATION NEW PLANT CT
REVISED (AUG. 1970) LOCATION

LOT "C"
CRAFTTECH
PRECISION
QUALITY
BUILT

LOT 'D'
POWERS
REGULATOR
CE TRUST

LOT 5
E. HUX

LOT "F"

P ELECTRIC

DISPLAY OFFICES

OWINGS MILLS INDUSTRIAL PARK
NEW PLANT COURT
NOV. 18, 1970 SCALE 1" = 50'