

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Northern Central Land Company, 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 255.1 (238.1) to permit a front yard setback of 3 feet to Property Line and 38 feet to Center line of the street instead of the required 25 feet and 50 feet.

- Accepted standards of architectural layout cannot be maintained if building is shortened to meet setback requirements.
- Because of angle of the property line, the proposed layout actually satisfies setback requirements at the north end of the building.
- If tennis courts are moved closer together, it could prove to be unsafe and cause injury to a player.

See attached description

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

Contract purchaser
Address 1417 Clarkview Rd., Baltimore
Petitioner's Attorney
Address 1417 Clarkview Rd., Baltimore

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of February, 1971, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of April, 1971 at 1:00 o'clock.

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

JOSEPH D. THOMPSON, P.E., L.S.
CIVIL ENGINEERS & LAND SURVEYORS

1100 101 SHELL BUILDING - 300 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 - Valley 3-8830
DESCRIPTION FOR ZONING VARIANCE, NORTHERN CENTRAL
DISTRIBUTION CENTER, CLARKVIEW ROAD, 3RD DISTRICT,
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the West side of Clarkview Road, 60 feet wide, at the distance of 1,010 feet, more or less, measured Southerly along the West side of Clarkview Road from the South side of Falls Road and running thence and binding on the West side of Clarkview Road and referring the courses of this description to the Baltimore County Grid Meridian South 1 Degree 40 Minutes 54 Seconds East 54.85 feet, Southerly by a curve to the left with a radius of 3,030.00 feet the distance of 166.55 feet (the chord of the arc bears South 3 Degrees 15 Minutes 23 Seconds East 166.53 feet) and South 4 Degrees 49 Minutes 52 Seconds East 105.52 feet thence leaving the West side of Clarkview Road and running South 74 Degrees 05 Minutes 50 Seconds West 556.58 feet, North 15 Degrees 54 Minutes 10 Seconds West 337.45 feet, North 77 Degrees 34 Minutes 00 Seconds East 612.16 feet, and Northwesterly by a curve to the left with a radius of 25.00 feet the distance of 34.58 feet (the chord of the arc bears North 37 Degrees 56 Minutes 33 Seconds East 31.89 feet) to the place of beginning.

CONTAINING 4.52 acres of land, more or less.



2.5.71

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 125 - ZAC - February 23, 1971
Property Owner: Northern Central Land Company
Clarkview Road S. of Falls Road
Variance from 255.1 (238.1) front yard tennis court

Date: February 25, 1971

The subject variance should have no effect on traffic.
It must be pointed out, however, that the maneuverability in the parking lot may be tight.

C. Richard Moore
Assistant Traffic Engineer

CMH:rr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
Date: February 26, 1971
FROM: Ian J. Forrest
SUBJECT: Item 125 - Zoning Advisory Committee Meeting, February 23, 1971.

125. Property Owner: Northern Central Land Company
Location: W/S Clarkview Rd., 1000' S of Falls Road
Present Zoning: ML
Proposed Zoning: Variance from 255.1 (238.1) front yard tennis court

Public Water and Sewer is available to this site.

Food Control Comments:

If a food establishment is planned, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJF/sam



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
1115 E. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS:

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE BOARD OF
ZONING COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BOARD OF EDUCATION
ZONING ADMINISTRATION
CIVILIAN
DEVELOPMENT

March 10, 1971

The Northern Central Land Co.,
1417 Clarkview Road
Baltimore, Maryland 21209

RE: Type of Hearing: Front yard Variance
Location: W/S Clarkview Rd., 1000'
S. of Falls Rd.
Petitioner: Northern Central Land Co.
Committee Meeting of Feb. 23, 1971
3rd District
Item 125

Gentlemen:

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 the Bare Hills Tennis Club, with the property to the west a transmission line owned by the Baltimore Gas and Electric Company. The property to the east is improved with the Ward-Turner building, a small warehouse manufacturing type operation. The property to the north is improved with several commercial and industrial uses. The property to the south is vacant residential property. Clarkview Road in this location is improved insofar as curb and gutter are concerned.

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 petitioner's engineer should clarify all existing utility easements and revise the plan accordingly. Further, the additional triangular-shaped area, adjacent to the 3, 74' 05" 50" W. 152' 98" boundary line of the

The Northern Central Land Co.,
Item 125
Page 2

March 10, 1971

recorded plat of Northern Central Distribution Center (R.R.G. 29 Folio 128), and included as the southern portion of the "Ward-Turner" site, should be further identified and explained in the revision of this plan.

Highways:

Clarkview Road is an existing improved County road, in the vicinity of the subject property, comprised of a 36-foot closed section on a 60-foot right-of-way. It is proposed that ultimately this road will be improved through its entire length with this cross-section. No additional highway improvements are required at this time.

The entrance locations are subject to approval by the Department of Traffic Engineering.

The entrances shall be constructed in accordance with Baltimore County Standards.

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 stripping 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.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities would be the full responsibility of the petitioner.

Water and Sanitary Sewers:

Both public water supply and sanitary sewerage are available to serve this property.

The Northern Central Land Co.,
Item 125
Page 3

March 10, 1971

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no effect on traffic.

It must be pointed out, however, that the maneuverability in the parking lot may be tight.

HEALTH DEPARTMENT:

Public Water and Sewer is available to this site.

Food Control Comments:

If a food establishment is planned, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

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

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations when plans are submitted. Also, see Parking Lots, Section 409.104.

ZONING ADMINISTRATION DIVISION:

The petitioner will be required to submit revised plans in accordance with the Bureau of Engineering comments in the foregoing prior to the hearing.

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

OLM:JD
Enc.

TO: Mr. Edward D. Hardisty, Zoning Commissioner
Attn: Mr. Myers
DATE: 2/25/71

FROM: Planning Division
Fire Prevention Bureau

SUBJECT: Property Owner:
Northern Central Land Company

Location: W/S Clarkview Road, 1,000' S. of Falls Road

Item 125
DATE: 2/23/71

The owner shall be required by copy to all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

PROPOSED BY: Mr. Thomas Kelly
Lt. Thomas Kelly

FOR: Mr. Thomas Kelly
Fire Prevention Bureau

TELEPHONE
49-63813

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

N^o 78686
DATE Nov. 19, 1977

To: **Sara Kille Tennis Club**
1817 Clarksburg Road
Baltimore, Md. 21209

Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 09-682

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

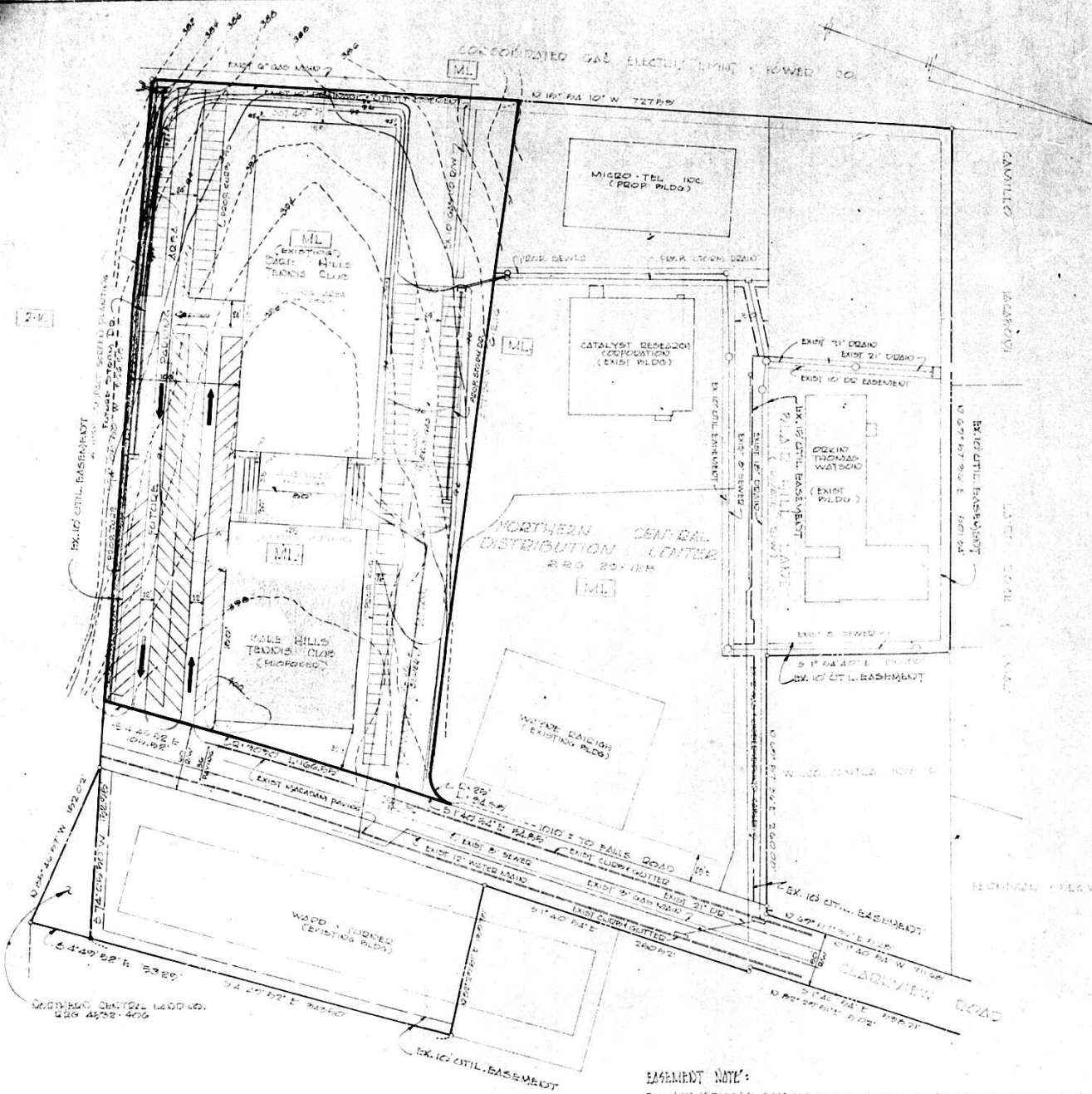
TOTAL AMOUNT \$25.00
CGST

Petition for Variance for The Northern Central Land Company
#71-352-A

25.00

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IMPRINT: MAIL CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

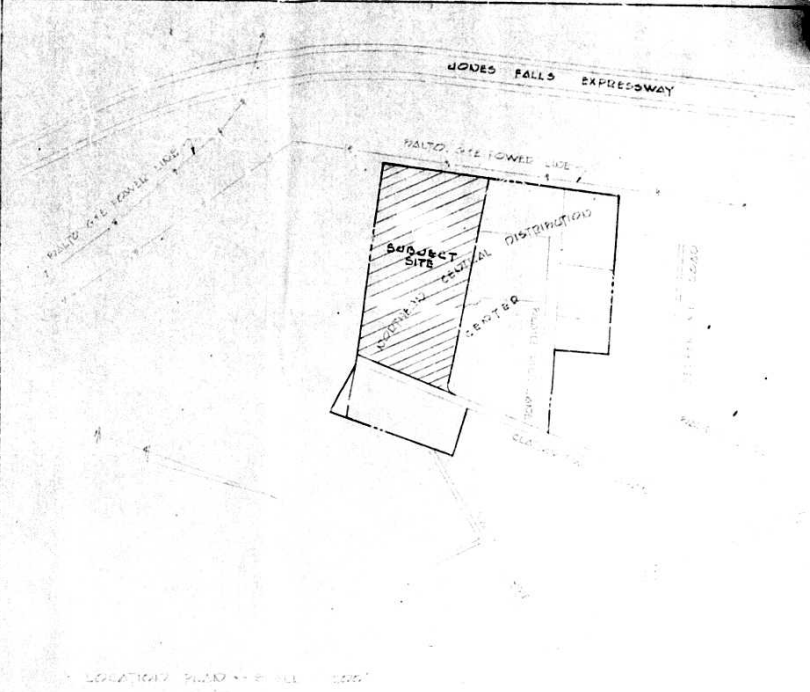


EASEMENT NOTE:

FOR ANY ADDITIONAL EASEMENT OR RIGHT OF WAY INFORMATION PLEASE TO THE FOLLOWING RECORDS:
 Record Plat - Northern Central Distribution Center - 225 20-125
 Record - 225 20-125-191
 Right of Way Plat - RW-64-240-5 RW-64-240-6 RW-68-075-1 RW-70-150-1

SCALE: 1" = 50'

JOSEPH D. THOMPSON
 Civil Engineer
 200 EAST JEFFERSON
 TOWSON, MARYLAND



GENERAL NOTES:

1. THE SITE IS 452' X 100'.
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REMARKS DATA:

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NOTE:

THE PROPOSED PARKING AREA IS TO BE ENCLOSED WITH AN 8' HIGH OR HIGHER FENCE.



PLAT TO ACCOMPANY THE 225 20-125 ZONING EASEMENT -
 + BARE HILLS TRADING CO. ADDITION +

NORTHERN CENTRAL DISTRIBUTION CENTER
 225 20-125
 225 20-125-191
 225 20-125-191

7-555