

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Wayne Raligh, 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 338.2 of the Zoning Regulations of Baltimore County, Maryland, to the effect that the required 30 feet

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

Proposed building has a width of 10,000 feet. If the side yard requirement of 30 feet is adhered to, the distance between the proposed and existing building would not be 50 feet. There would not be ample maneuvering area for large trucks.

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

Legal Owner

Address 6300 Blair Hill Lane

Baltimore, Md 21209

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of August, 1972 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 1st day of November, 1972 at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

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

101 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • VALLEY 3-8850

DESCRIPTION FOR ZONING VARIANCE, CLARKVIEW ROAD
NORTHERN CENTRAL DISTRIBUTION CENTER, THIRD DISTRICT,
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the intersection of the west side of Clarkview Road, 60 feet wide, and the south side of Blair Hill Lane and running thence and binding on the west side of Clarkview Road, South 1 Degree 40 Minutes 54 Seconds East 238.32 feet and running thence southwesterly by a curve to the right with a radius of 25.00 feet the distance of 34.58 feet to a private road known as Clarkview Court and running thence and binding thereon South 77 Degrees 34 Minutes 00 Seconds West 196.49 feet westerly by a curve to the right with a radius of 25.00 feet the distance of 24.71 feet and westerly by a curve to the left with a radius of 75.00 feet, the distance of 51.96 feet thence leaving the north side of Clarkview Court and running North 21 Degrees 20 Minutes 00 Seconds West 193.56 feet to the south side of Blair Hill Lane herein referred to and running thence and binding thereon North 69 Degrees 57 Minutes 36 Seconds East 327.16 feet and North 88 Degrees 15 Minutes 06 Seconds East 38.00 feet to the place of beginning.

CONTAINING 1.88 acre of land, more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiMenna, Zoning Commissioner Date: October 31, 1972

FROM: Norman E. Geisler, Office of Planning

SUBJECT: Petition #73-112-A, Southwest corner of Clarkview Road and Blair Hill Lane. Petition for Variance for Side Yard. Wayne Raligh - Petitioner

3rd DISTRICT

HEARING: Wednesday, November 1, 1972 (11:00 A.M.)

The Office of Planning and Zoning will offer no comment on this petition at this time.

NEG:cm

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 19, 1972

Mr. Wayne Raligh
6300 Blair Hill Lane
Baltimore, Maryland 21209

Re: Variance Petition
Item 41
Wayne Raligh - Petitioner

Dear Sir:

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 part of the Blair Hills Industrial Park and is already improved with a 120 x 150 foot office and manufacturing plant. The proposed Variance is for an additional structure to be placed at the westernmost property line for another proposed office and manufacturing plant. The properties to the north, east and west are already improved with various industrial complexes. The property immediately to the south of the subject site is improved with the Blair Hills tennis barn.

The subject petition is accented for filing, however, revised site plan must be submitted that clearly indicates all the existing utilities including water, sewer, and fire hydrants that are to serve this property, and also indicate the location, extent and method of accommodating large truck trailers on this site. Petitioner is also advised to familiarize himself with the other comments contained in this report.

This petition is accented 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,
John J. Dillon, Jr.,
Chairman
Zoning Advisory Committee

JJD:JO

Enclosure

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

832-7218

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Acting Chairman
Zoning Advisory Committee

Re: Property Owner: Wayne Raligh

Location: w/s Clarkview Road, S/S Blair Hill Lane

Item No. 41 Zoning Agenda Tuesday, August 29, 1972
(9/6/72 Lt. R. Weeks)

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXHIBIT 2 the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: John J. Dillon, Jr. Noted and Approved: John J. Dillon, Jr.
Special Inspection Division Deputy Chief Fire Prevention Bureau

nls
4/25/72

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Branch of Engineering
ELLIOTT W. H. DAVIS, P.E. CHIEF

September 14, 1972

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #41 (1972-1973)
Property Owner: Wayne Raligh
w/s Clarkview Rd., S/S Blair Hill Lane
Present Zoning: M-1
Proposed Zoning: Variance from Section 237.2 for a 10' side yard instead of required 30'
District: 3rd No. Acres: 1.88 acres

Dear Mr. DiMenna:

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 plan does not indicate an existing utility easement along the frontage of this site, see 216-6-073-1. No encroachment by construction of any structure, including footings, is permitted within any Baltimore County utility easement.

Highways:

Clarkview Road is an existing County road, improved in the vicinity of the site as a 36-foot closed-type roadway cross-section on a 40-foot right-of-way. It is proposed that ultimately this road will be similarly improved through its entire length. No additional highway improvements are required at this time.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Blair Hill Lane is a privately owned and maintained road.

Sediment Control:

Development of this property through stripping, 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.

Item #41 (1972-1973)
Property Owner: Wayne Raligh
Page 2
September 14, 1972

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:

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

Very truly yours,

Elliot W. H. Davis, P.E.
Chief, Bureau of Engineering

ENCLOSURE:

C-107 (ay Sheet
31 W 7 Postic. Sheet
W 8 B & C
69 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

September 18, 1972

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 41 - ZAC - August 29, 1972
Property Owner: Wayne Raligh
Clarkview Road S/S Blair Hill Lane
Variance from Section 238.2 for a 10' side yard
ins' 3 of required 30' - District 3

Dear Mr. DiMenna:

The driveway to this site located on the corner of Blair Hill Lane and Clarkview Road, does not meet County Standards and should be brought up to County Standards.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

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:

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community

It is ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of November, 1972, 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 ten (10) foot side yard instead of the required thirty (30) feet, subject to the approval of a site plan by 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of November, 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
Baltimore County Office of Planning and Zoning
Jefferson Building
Suite 201
Towson, Md. 21204
(410) 321-1111

September 18, 1972

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #41, Zoning Advisory Committee Meeting, August 29, 1972, are as follows:

Property Owner: Wayne Raligh
Location: W/S Clarkview Road, S/S Blair Hill Lane
Present Zoning: M.L.
Proposed Zoning: Variance from Section 238.2 for a 10' side yard instead of required 30'
District: 3
No. Acres: 1.88 acres

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

Very truly yours,

John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 30, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #41 ZAC meeting of August 29, 1972

Property Owner: Wayne Raligh
Location: W/S Clarkview Rd., S/S Blair Hill Lane
Present Zoning: M.L.
Proposed Zoning: Variance from Section 238.2 for a 10' side yard instead of required 30'

District: 3
No. Acres: 1.88 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petruvich
Field Representative

WNP:ld

T. BAYARD WILLIAMS, JR., PRESIDENT
MRS. JOHN M. CROCKER, VICE-PRESIDENT
HIS ROBERT L. BERRY

EDMOND WYSE
RUSSELL KNUST
ALVIN CROCK
JOSHUA W. WHEELER, SUPERINTENDENT

H. EMILIE PARKS
RICHARD M. FAULKNER, JR.
WEN. WIDHART, JR., SHERIFF

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 20, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 41, Zoning Advisory Committee Meeting August 29, 1972, are as follows:

Property Owner: Wayne Raligh
Location: W/S Clarkview Road, S/S Blair Hill Lane
Present Zoning: M.L.
Proposed Zoning: Variance from Section 238.2 for a 10' side yard instead of required 30'.
District: 3
No. Acres: 1.88

Revised plot plan must be submitted showing water supply and sewer system to be used.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:nn

PETITION FOR A VARIANCE

AND DISTRICT

SECTION 238.2

LOCATION: Clarkview Road and Blair Hill Lane

DATE & TIME: WEDNESDAY, NOVEMBER 1, 1972, 11:00 A.M.

PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

THE Zoning Commission of Baltimore County, by authority of the Zoning Ordinance of Baltimore County, Md., Chapter 23, Article 23.8, hereby gives notice that a public hearing will be held on the above-captioned petition for a variance from the Zoning Ordinance of Baltimore County, Md., Chapter 23, Article 23.8, Section 238.2, for a 10' side yard instead of the required 30'.

The Zoning Commission will be composed of:

Mr. S. Eric DiNenna, Chairman

Mr. J. L. Wimbley, Vice-Chairman

Mr. J. L. Wimbley, Secretary

Mr. J. L. Wimbley, Treasurer

Mr. J. L. Wimbley, Auditor

Mr. J. L. Wimbley, Clerk

Mr. J. L. Wimbley, Assessor

Mr. J. L. Wimbley, Engineer

Mr. J. L. Wimbley, Surveyor

Mr. J. L. Wimbley, Inspector

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Mr. J. L. Wimbley, Draftsman

Mr. J. L. Wimbley, Technician

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AREA OF TRACT 1.08 ACRES
 EXISTING USE OFFICE & MANUFACTURING
 PROPOSED USE OFFICE & MANUFACTURING
 EXISTING ZONING ML
 PROPOSED ZONING ML WITH A VARIANCE FOR A SIDE YARD SETBACK

FLOOR AREA
 INDUSTRIAL USE 24,500 #
 OFFICE USE 2,500 #
 TOTAL 27,000 #

PARKING REQUIRED

1 SPACE FOR EVERY 3 EMPLOYEES - 65/3 = 22
 1 SPACE FOR EVERY 300 # OFFICE AREA - 2500/300 = 8
 TOTAL SPACES REQUIRED 30
 TOTAL SPACES PROVIDED 40

ALL PROPOSED PARKING AREAS & DRIVEWAYS
 TO BE DUSTLESS & DRAINABLE SURFACE
 ALL PARKING SPACES TO BE 9' x 20'

LOCATION PLAN

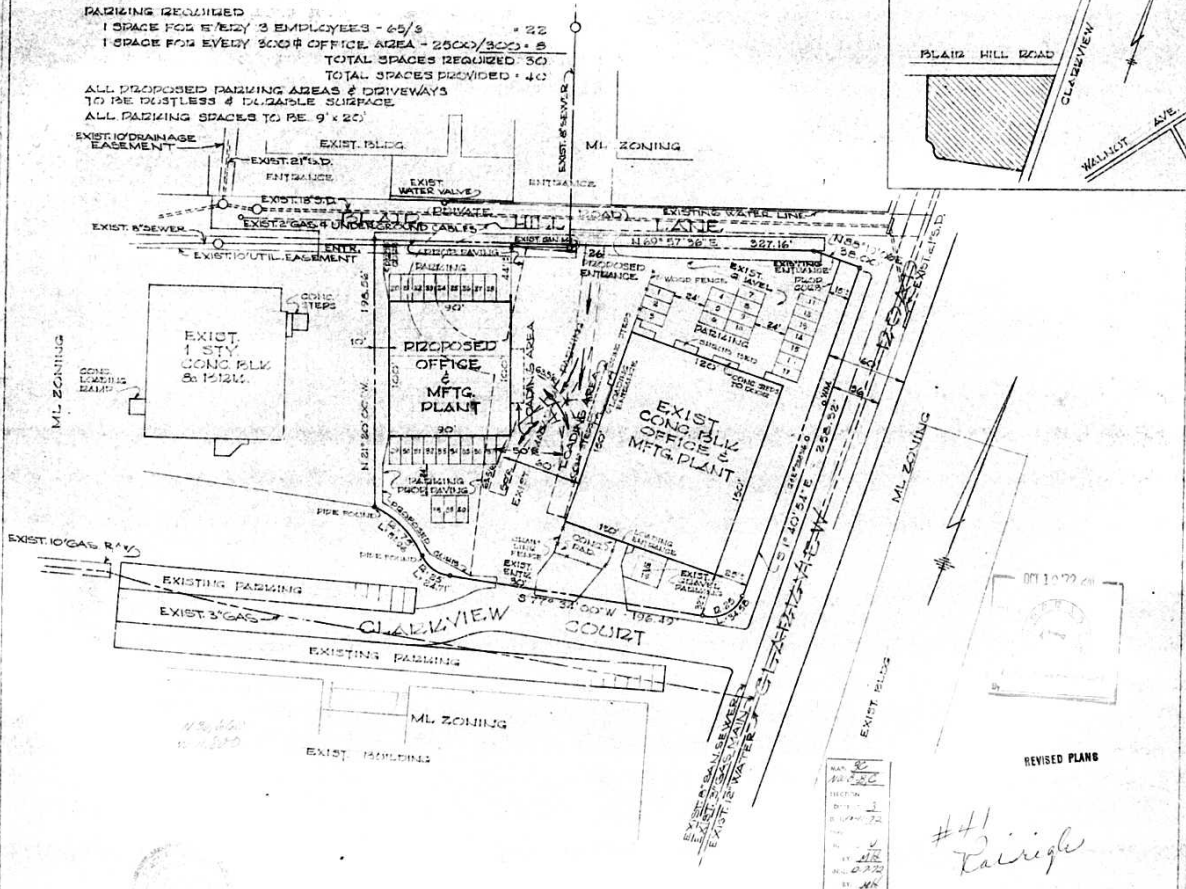
SCALE: 1" = 200'

SERPENTINE ROAD

PLAIN HILL ROAD

CLARKVIEW
 WALKIT AVE.

WALKIT AVE.



PLAT TO ACCOMPANY APPLICATION FOR
 ZONING VARIANCE
 CLARKVIEW ROAD
 NORTHERN CENTRAL DISTRIBUTION CENTER

ELECTION TRIST #3 BALTIMORE COUNTY, MD.
 SCALE: 1" = 50'
 JULY 25, 1978
 REV. OCT. 9, 1972 M.P.E.

JOSEPH D. THOMPSON
 ENGINEER & LAND SURVEYOR
 200 EAST JORDAN RD.
 TOWSON, MD. 21204