

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ray Lee Machine Co., 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 255.1 (232.1) to permit a front yard setback of three (3) feet instead of the required twenty-five (25) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty)

- Due to the shape of our property and the present position of existing buildings and parking areas, the only feasible place to build for expansion is forward toward the street.
- Present construction makes it impractical to build upwards with additional floors.
- We cannot build on our existing parking areas and maintain adequate parking facilities.
- We cannot add enough floor space to meet requirements and stay within the twenty-five (25) foot setback requirement.

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, post, 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.

DATE: February 6, 1974  
 BY: Jack P. Crabbs, Jr.  
 Contract purchaser: Ray Lee Machine Co., Inc. Legal Owner  
 Address: 7103 Milford Industrial Rd., Pikesville, Maryland 21208  
 Petitioner's Attorney: \_\_\_\_\_  
 Protestants' Attorney: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of December, 1973, 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 30th day of January, 1974 at 10:30 o'clock.

Eric Dinerna  
 Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE  
 25/3 of Milford Industrial Road, 589.26' : DEPUTY ZONING  
 S of Milford Mill Road - 3rd District : COMMISSIONER  
 Ray Lee Machine Company - Petitioner :  
 NO. 74-159-A (Item No. 106) :  
 : OF  
 : BALTIMORE COUNTY  
 :::: : ::::

This Petition represents a request to permit a front yard setback of three feet instead of the required 25 feet. Testimony was offered on behalf of the Petition by Mr. Robert F. Crabbs, Jr., an official of the Ray Lee Machine Company. There were no Protestants in attendance.

The property in question contains one acre, more or less; is owned, in fee, by the Ray Lee Machine Company; and is improved with a building that houses said company. The one acre parcel is zoned M. L. (Manufacturing, Light), is part of the Milford Industrial Park, and represents one of the few lots sold in fee by the developer of said industrial park.

The Ray Lee Machine Company leased an adjoining parcel and added an addition to the side of their building in 1968. However, the lagging machine shop business and unforeseen growth potential caused them to sell the addition to other business interest. Since that time, the machine shop business has prospered, and they are now in need of additional manufacturing and inspection space. The only area suitable and/or available for expansion is that at the front of the building.

The existing building is situated at a slight angle to and fronts on Milford Industrial Road. The angle of the building, in relation to the roadway, places the proposed 31 foot, 6 inch addition, three feet from the road right of way at the north end of the building. The same width addition at the south end of the building would setback 30 feet, more or less, from the road right of way.

The existing building has three separate off sets along its front, and is further complicated by a steep terrace that requires several steps to gain entrance to the front door. If granted, the Variance would permit construction of a straight line addition across the front and ground floor entry at the first level of the two story structure.

The above testimony clearly indicates that the Petitioner used poor judgment in 1968, when he sold off a portion of his building that could very well serve his present needs. For this reason, his present difficulties are, at least in part, his own and should not lead to wholesale encroachment on the setback requirements that would not fall within the spirit and intent of the regulations.

Testimony did, however, establish an existing irregular front yard setback and topography problems that the Petitioner has no control over. These conditions do establish a degree of hardship and difficulties that justify the granting of a front yard setback Variance of less dimension than normally required (25 feet). However, the granting of the requested three foot Variance would be out of character with other building and improvements within the industrial park and should not be granted.

A Variance permitting a ten foot setback at the north end of the proposed addition will be granted, subject, however, to the restriction that the south end of the proposed addition be held in line with the front of the existing building that adjoins the Petitioner's building on the south. This restriction is intended to establish an average overall front yard setback of 20 feet across the full length of the proposed addition.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 6<sup>th</sup> day of February 1974, that the herein requested Variance to permit a front yard setback of four feet be and the same is hereby DENIED. It is further ORDERED that a Variance to permit a front

yard setback of ten feet, at the north end of the Petitioner's proposed building, instead of the required 25 feet should be and the same is hereby GRANTED. Said granting is subject to an average setback of 20 feet being maintained as described, and set forth in the above opinion, and to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

James E. Hahn  
 Deputy Zoning Commissioner of Baltimore County

**BALTIMORE COUNTY, MARYLAND**  
 INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinerna, Zoning Commissioner Date: January 30, 1974  
 FROM: William D. Fromm, Director of Planning  
 SUBJECT: Petition #159-A Location: East side of Milford Industrial Road 589.26 South of Milford Mill Road

Petition for a Variance from the Zoning Regulations of Baltimore County to permit a front yard setback of three (3) feet instead of the required 25 feet.

3rd District  
 HEARING: Wednesday, January 30, 1974 at 10:30 A.M.

The staff recommends that the petition be denied unless the petitioner can show he did not create his own practical difficulty and hardship by selling the adjoining building and land to the south of this site. However, if the petition is granted it is requested that it be made subject to approval by this office and the Department of Traffic Engineering.

William D. Fromm  
 William D. Fromm, Director of Planning

**Ray Lee Machine Co., Inc.**  
 7103 MILFORD INDUSTRIAL ROAD  
 P. O. BOX 5766 • PIKEVILLE, MD. 21208  
 BUS: 486-8228 • RES: 388-4880

February 1, 1974  
 Baltimore County Zoning Commissioners Office  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204  
 Attention: Mr. James Dyer  
 Reference: Variance Petition No. 159-A, Hearing

Dear Sir:  
 At your request we have measured the set back distances of the other building adjoining ours, and directly across the street. We find that these buildings are approximately 25-30 feet from the curb. Our building is presently approximately 46 feet from the curb at its closest point.

The addition we are proposing would extend out approximately 30 feet toward the street, but would be added back from the edge of our present closest projection, as shown on the drawing, placing it approximately 18 feet from the curb. This is only slightly closer than the surrounding buildings.

As we discussed at the hearing on January 30, 1974, we have carefully considered all possibilities for expansion of our plant, both from a corporate point of view and from a community point of view, and we feel that this proposed addition in the front is the best

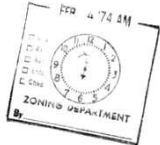
compromise and choice from all points of view. The addition that would be added, if permitted by this variance, would satisfy our corporate needs for some time to come, as well as improve the appearance of the neighborhood.  
 We hope this information is helpful. If you require any further information to aid in your decision please contact us at any time.

Sincerely,  
Robert F. Crabbs, Jr.  
 Robert F. Crabbs, Jr.

PROPERTY DESCRIPTION

The property with the address of 7101 and 7103 Milford Industrial Road, Pikesville, Maryland 21208, is described as follows:

The beginning point is located S18°44'40" E 589.26' from the centerline of Milford Mill Road, the nearest intersecting street. From this point the line runs S18°44'40" E 209' to a point on the easternmost edge of Milford Industrial Park, and then follows a line S71°15'20" W 96.68' and N86°22'45" W176.93' to a point at the edge of the right of way of Milford Industrial Road. From there the line runs N13°10'58" E 134', and then N71°15'20" E172.13' to the beginning point. The property contains 1.009 acres more or less, zoned M.L. The property is recorded under number 03-18-C01800.



ORDER RECEIVED FOR FILING

74-159-A  
 P. 106  
 THE ZONING COMMISSIONER OF BALTIMORE COUNTY  
 ROOM 106, COUNTY OFFICE BUILDING, TOWSON, MD. 21286  
 FEB 13 1974

DATE: February 6, 1974  
 BY: Jack P. Crabbs, Jr.

DATE: February 6, 1974  
 BY: Jack P. Crabbs, Jr.

ORDER RECEIVED FOR FILING

DATE: February 6, 1974  
 BY: Jack P. Crabbs, Jr.



Baltimore County, Maryland  
Department Of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21284

Bureau of Engineering  
ELLSWORTH N. DIVER, P.E. CHIEF

January 9, 1974

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21284

Re: Item #106 (1973-1974)  
Property Owner: Ray Lee Machine Co., Inc.  
2/5 of Milford Industrial Rd., 589.26' S. of Milford Mill Rd.  
Existing Zoning: M.L.  
Proposed Zoning: Variance to permit a front yard setback of 3' instead of the required 25'  
No. of Acres: 1.009 District: 3rd

Dear Mr. DiNenna:

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:

Baltimore County highway and utility improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #106 (1973-1974).

Very truly yours,

*Ellsworth N. Diver*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:SAV:PA:RHS

0-SM Key Sheet  
24 NW 20 Pos. Sheet  
MS 5 2 Topo  
78 Top Map

BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21284

DEPARTMENT OF TRAFFIC ENGINEERING  
EUGENE J. CLIFFORD, P.E. DIRECTOR  
WM. T. MELLEN SEN. TRAFFIC ENGINEER

December 21, 1973

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21284

Re: Item 106 - ZAC - December 11, 1973  
Property Owner: Ray Lee Machine Co., Inc.  
Milford Industrial Road S. of Milford Mill Rd.  
Variance to permit front yard setback Dist. 3

Dear Mr. DiNenna:

The plan must be revised to show all loading doors, the area of the addition and the driveway must be a minimum of 20 feet with a 24 foot entrance.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate

MSF:nic

Ray Lee Machine Co., Inc.  
7103 Milford Industrial Road  
Pikesville, Maryland 21208

RE: Variance Petition  
Item 106  
Ray Lee Machine Co., Inc. -  
Petitioners

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this code. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the east side of Milford Industrial Road, 589.26 feet south of Milford Mill Road, in the 3rd District of Baltimore County. This property, which is zoned Manufacturing Light, is currently improved with a one-story brick building. This property was at one time part of a larger parcel that may have been subdivided - this should be clarified prior to the hearing.

The petitioner is proposing an addition to the front of the building, which, if granted, would permit a setback of 3 feet from the front property line.

Ray Lee Machine Co., Inc.  
Item 106  
Page 2  
January 9, 1974

This petition is accepted for filing, however, revised site plans that reflect the comments of the Department of Traffic Engineering, the Project Planning Office, and also indicate the height of the proposed addition, must be submitted 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,

*John J. Dillon, Jr.*  
JOHN J. DILLON, JR.  
Chairman  
Zoning Advisory Committee

JJDjr.:JD

Enclosure

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH

JEFFERSON BUILDING  
TOWSON, MARYLAND 21284

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

December 13, 1973

Mr. S. Eric DiNenna, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item 106, Zoning Advisory Committee Meeting December 11, 1973, are as follows:

Property Owner: Ray Lee Machine Co., Inc.  
Location: E/S Milford Industrial Rd., 589.26' S of Milford Mill Rd.

Present Zoning: M.L.  
Proposed Zoning: Variance to permit a front yard setback of 3' instead of required 25'  
No. Acres: 1.009  
District: 3

Metropolitan water and sewer are available.

A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on Sept. 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,

*Thomas H. Devlin*  
Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

HVS:mgp

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 5, 1973

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21284

Z.A.C. Meeting of: December 11, 1973

Re: Item 106  
Property Owner: Ray Lee Machine Co., Inc.  
Location: E/S of Milford Industrial Rd, 589.26 ft. S. of Milford Mill Rd.  
Present Zoning: M.L.  
Proposed Zoning: Variance to permit a front yard setback of three (3) ft. instead of the required twenty-five (25) ft.

District: 3rd  
No. Acres: 1.009

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

*W. Nick Petrovich*  
W. Nick Petrovich  
Field Representative

WNP/ml

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 17, 1974

COUNTY OFFICE FILED  
112 S. JEFFERSON BLDG.  
TOWSON, MARYLAND 21284

JOHN J. DILLON, JR.  
Chairman

MEMBERS

PEREGRINE OF

DEPARTMENT OF

STATE BOARD COMMISSION

DEPARTMENT OF

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

ZONING ADMINISTRATION

INDUSTRIAL

DEVELOPMENT

Ray Lee Machine Co., Inc.  
7103 Milford Industrial Road  
Pikesville, Maryland 21208

RE: Variance Petition  
Item 106  
Ray Lee Machine Co., Inc. -  
Petitioners

Dear Sirs:

I am in receipt of additional or revised comments from the enclosed Zoning Advisory Committee member(s) with regard to your petition. Please read and add these comments to those previously sent to you. Should revised site plans be required as a result of these comments, please endeavor to have them filed prior to the hearing.

Very truly yours,

*John J. Dillon, Jr.*  
JOHN J. DILLON, JR., Chairman  
Zoning Advisory Committee

JJDjr.:JD

(Enclosure 5)

WILLIAM D. FROHM  
DIRECTOR  
S. ERIC DINENNA  
ZONING COMMISSIONER



January 14, 1974

Mr. S. Eric DiNenna, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #106, Zoning Advisory Committee Meeting, December 11, 1973, are as follows:

Property Owner: Ray Lee Machine Co., Inc.  
Location: E/S of Milford Industrial Road, 589.26 feet S. of Milford Mill Road  
Existing Zoning: M.L.  
Proposed Zoning: Variance to permit a front yard setback of three (3) feet instead of the required twenty-five (25) feet.  
No. of Acres: 1.009  
District: 3rd

The site plan as submitted does not comply with previously approved site plans for this site or what is existing on the ground.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planning Specialist II  
Project & Development Planning Division

**PETITION FOR A VARIANCE FROM ZONING**  
**NO. 106**  
 ZONING: Petition for Variance for a Front Yard.  
 LOCATION: East side of Milford Industrial Road 12126 feet South of Chesapeake Avenue, January 14, 1974 at 10:30 A.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.  
 The Zoning Commissioner of Baltimore County is hereby notifying the public that the Board of Appeals of Baltimore County is to hold a public hearing on the petition for a variance from the zoning regulations of Baltimore County to permit a front yard setback of 15 feet instead of the required 20 feet.  
 The zoning regulations to be considered are as follows:  
 Section 22-1 (1211) - Front Yard - 20 feet.  
 All that parcel of land in the Third District of Baltimore County, the bounding point is located 81° 10' 00" E 81' 00" of the line of the nearest intersecting street, from the south corner of the corner of E 201st St to the corner of E 200th St, 111 W. Chesapeake Avenue, Towson, Maryland, is hereinafter referred to as the property.  
 The zoning regulations apply to the 15' to a point on the southeast corner of Milford Industrial Park, and more or less E 101' 00" of 84.64' and E 84' 00" W 114.64' of the line of the nearest intersecting street, from the south corner of the corner of E 201st St to the corner of E 200th St, 111 W. Chesapeake Avenue, Towson, Maryland, is hereinafter referred to as the property.  
 Being the property of Ray Lee Machine Company, Inc., as shown on plat and first with the Zoning Department, Date Wednesday, January 16, 1974 at 10:30 A.M.  
 Public Hearing, Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 S. ERIC DINENIA  
 Zoning Commissioner of Baltimore County  
 Jan. 18.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., JANUARY 10, 1974  
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 8900 707-8800  
 NO. 006, 11 PM before the 30th day of JANUARY, 1974, the 8th publication appearing on the 10th day of JANUARY, 1974.

**THE JEFFERSONIAN**  
*L. S. Morgan*  
 Manager

Cost of Advertisement, \$.....

**PETITION FOR A VARIANCE FROM ZONING**  
 NO. 106  
 ZONING: Petition for Variance for a Front Yard.  
 LOCATION: East side of Milford Industrial Road 502 36 South of Chesapeake Avenue, January 14, 1974 at 10:30 A.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.  
 The Zoning Commissioner of Baltimore County is hereby notifying the public that the Board of Appeals of Baltimore County is to hold a public hearing on the petition for a variance from the zoning regulations of Baltimore County to permit a front yard setback of 15 feet instead of the required 20 feet.  
 The zoning regulations to be considered are as follows:  
 Section 22-1 (1211) - Front Yard - 20 feet.  
 All that parcel of land in the Third District of Baltimore County, the bounding point is located 84° 00' 00" E 88' 00" from the southeast corner of E 201st St, the nearest intersecting street, from the south corner of the corner of E 201st St to the corner of E 200th St, 111 W. Chesapeake Avenue, Towson, Maryland, is hereinafter referred to as the property.  
 The zoning regulations apply to the 15' to a point on the southeast corner of Milford Industrial Park, and more or less E 101' 00" of 84.64' and E 84' 00" W 114.64' of the line of the nearest intersecting street, from the south corner of the corner of E 201st St to the corner of E 200th St, 111 W. Chesapeake Avenue, Towson, Maryland, is hereinafter referred to as the property.  
 Being the property of Ray Lee Machine Company, Inc., as shown on plat and first with the Zoning Department, Date Wednesday, January 16, 1974 at 10:30 A.M.  
 Public Hearing, Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 S. ERIC DINENIA  
 Zoning Commissioner of Baltimore County  
 Jan. 18.

**OFFICE OF THE COMMUNITY TIMES**

RANDALLSTOWN, MD. 21133 January 14 - 19 74

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinemia 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 14th day of Jan. 19 74 that is to say, the same was inserted in the issue of January 10, 1974.

STROMBERG PUBLICATIONS, Inc.

By *L. S. Morgan*

ORIGINAL

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

District 3-06 Date of Posting JAN. 11, 1974  
 Posted for: PETITION FOR VARIANCE  
 Petitioner: RAY LEE MACHINE CO., INC.  
 Location of property: E. S. MILFORD INDUSTRIAL RD. 589.26' S  
E. E. MILFORD MILK RD.  
 Location of signs: E. S. MILFORD INDUSTRIAL RD. 650' TOR - S of  
MILFORD MILK RD.  
 Remarks:  
 Posted by ILLUANA B. ROBERTS Date of return JAN. 8, 1974  
 Signature

**PETITION MAPPING PROGRESS SHEET**

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	dats	by	dats	by	dats	by	dats	by	dats	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by: ZC, BA, CC, CA										
Reviewed by: <u>FTB</u>										
Previous case:										

Revised Plans:  
Change in outline or description Yes \_\_\_\_\_ No \_\_\_\_\_  
 Map # \_\_\_\_\_

*1-Sign 74-159-A*

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 106**

Ray Lee Machine Co., Inc.  
 7103 Milford Industrial Road  
 Pikesville, Maryland 21208

Your Petition has been received and accepted for filing  
 this 11th day of December 1973.

*S. E. Dinemia*  
 S. ERIC DINENIA  
 Zoning Commissioner

Petitioner Ray Lee Machine Co., Inc.

Petitioner's Attorney \_\_\_\_\_  
 Reviewed by \_\_\_\_\_  
 Zoning Advisory Committee

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**

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

Your Petition has been received\* this 27th day of

Nov 1972. Item # \_\_\_\_\_

*S. E. Dinemia*  
 S. ERIC DINENIA  
 Zoning Commissioner

Petitioner Ray Lee Co Submitted by S. Dinemia  
 Petitioner's Attorney \_\_\_\_\_  
 Reviewed by FTB

\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

**BALTIMORE COUNTY, MARYLAND No. 13075**  
 OFFICE OF FINANCE REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE Jan. 30, 1974 ACCOUNT 01-662  
 AMOUNT \$16.25

DISTRIBUTION  
 WHITE - CASHIER  
 YELLOW - CUSTOMER

Ray Lee Instruments, Inc.  
 7103 Milford Industrial Road  
 Pikesville, Md. 21208  
 Advertising and posting of property—#74-159-A

4626 4 30 4625 4

**BALTIMORE COUNTY, MARYLAND No. 13040**  
 OFFICE OF FINANCE VENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE Jan. 7, 1974 ACCOUNT 01-662  
 AMOUNT \$25.00

DISTRIBUTION  
 WHITE - CASHIER  
 YELLOW - CUSTOMER

Ray Lee Instruments, Inc.  
 7103 Milford Industrial Road  
 Pikesville, Md. 21208  
 Petition for Variance  
 #74-159-A 25.00 CASH

B.C. MD. B.M. No 8445 EL 492.15'

VENTURA LANE

ZONED DR 5-5

ZONED ML

EAST BOUNDARY LINE OF MILFORD INDUSTRIAL PARK

583.26' TO & MILFORD MILL RD.

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27

ADJACENT BLDG.  
LIGHT MFG.

PLAT 1  
EXISTING

PLAT 2  
MACADAM  
PAYING

9  
8  
7  
6

5  
4  
3  
2

RAY LEE MACHINE CO.  
EXISTING BUILDINGS  
LIGHT MFG.

ADJOIN'G  
BLDG'S  
LIGHT  
MFG.

60' MILFORD

INDUSTRIAL ROAD  
ZONED ML  
LIGHT MFG.



PLOT PLAN  
SCALE 1" = 30'

PLANT & OFFICES  
RAY LEE MACHINE CO., INC.  
PIKESVILLE, BALTO. CO., MD. 21208  
EMPLOYEES - 34. PARKING 34 @ 10' X 20'  
PROPERTY # 03-18-001800  
EXISTING ZONING - ML.  
ELECTION DISTRICT 3

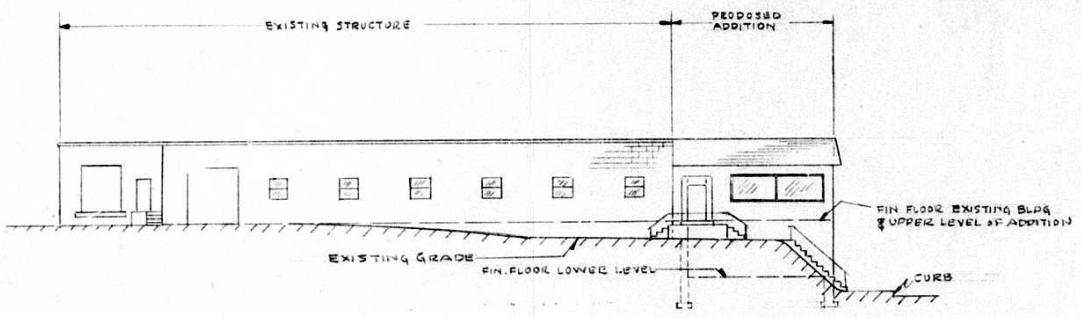
- PUBLIC WATER & SEWER FACILITIES EXISTING -

MAP	20
DATE	11/20/74
ELECTION	3
DISTRICT	3
D. I.L.	11/20/74
TYPE	
REVISION	1
BY	1/4
DATE	3/13/74
BY	4/4

Old Plat

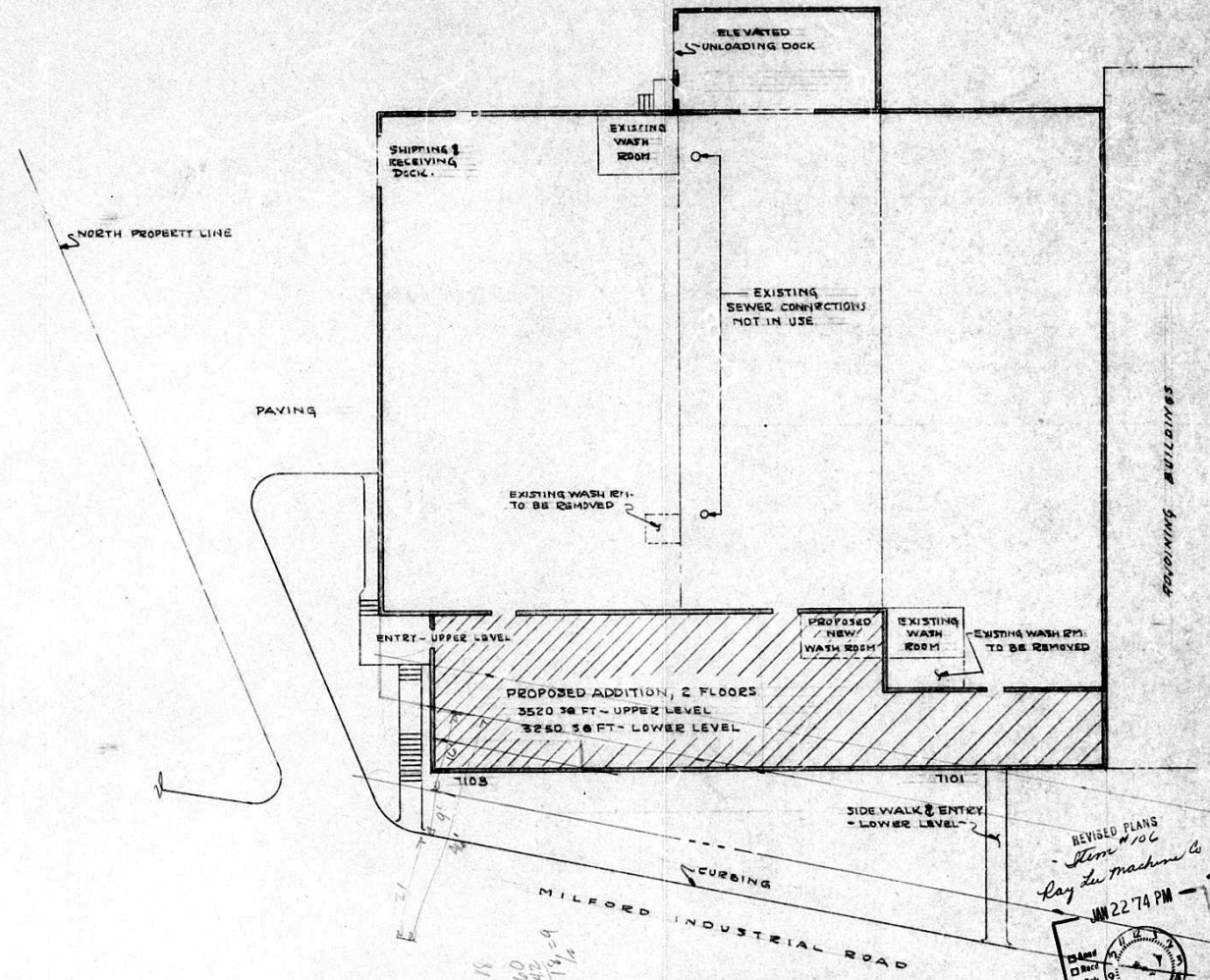


JAN 16 1974



NORTH ELEVATION

PLANT & OFFICES  
 RAY LEE MACHINE CO., INC.  
 PIKESVILLE, BALTO. CO., MD. - 21208  
 PROPERTY NO. 03-15-001800

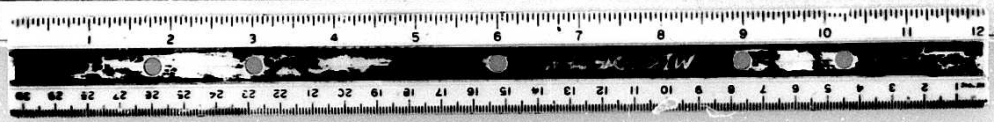


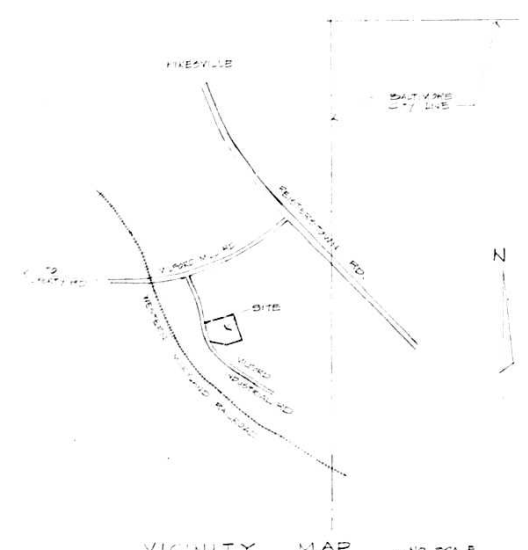
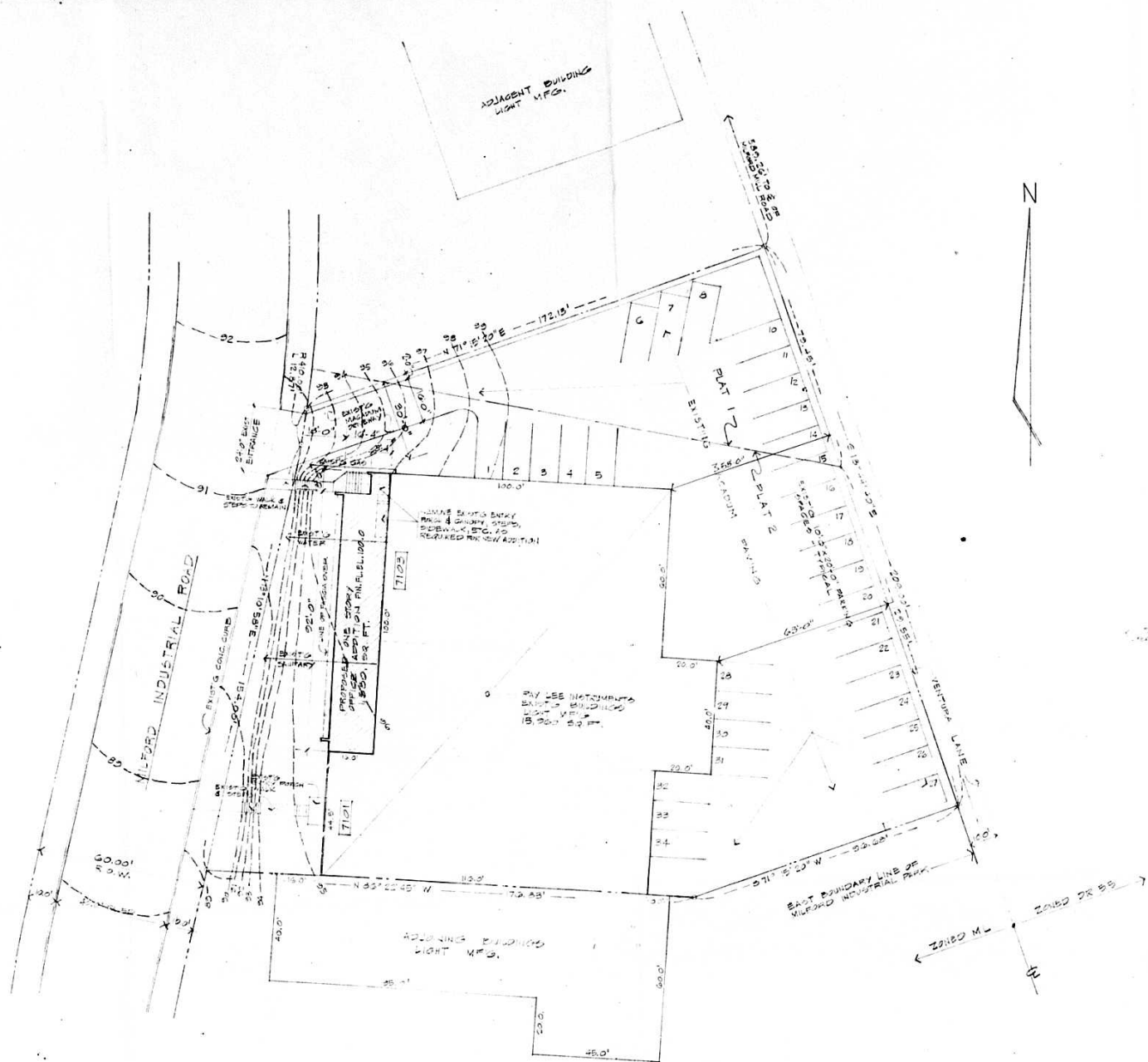
FLOOR PLAN



SCALE - 1/4" = 1'-0"

REVISED PLANS  
 Plan #106  
 Ray Lee Machine Co.  
 JAN 22 74 PM  
 ZONING DEPARTMENT





**SITE PLAN** SCALE 1"=20'-0"

PROPERTY #23-18-001800 MILFORD INDUSTRIAL PARK  
 EXISTING ZONING - M.I.  
 EXISTING DISTRICT - B  
 ZONING REQUIREMENTS:  
 OFFICE AREA 1300 SQ FT ± 500 ± 5  
 SHOP 20 EMPLOYEES MAX/SHOP ± 8 ± 10  
 ROAD TOTAL PARKING = 14  
 PROVIDED PARKING = 34

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY *John Zeller*  
 DATE 7-1-74

**NOTE:**  
 THIS SITE PLAN WAS DRAWN FROM INFORMATION FURNISHED  
 BY THE OWNER & PLAT DRAWN BY MULLER, RAFFEL & ASSOC., INC.  
 REGISTERED PROFESSIONAL ENGINEERS & SURVEYORS DATED JAN. 4, 1967.

	ALTERATIONS & ADDITIONS TO RAY LEE INSTRUMENT CO., INC. 708 MILFORD INDUSTRIAL RD, PINEVILLE, MD.	
	SITE PLAN	
DRAWN BY <i>Thomas J. Lee</i> THE STAFF	DATE JUNE 15, 1974	DWG NO. 100

