

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Len-Jer, 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 250.2 to allow a sum of 60.75 feet instead of the required 80 feet side yard.

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

Due to a misinterpretation of the Zoning requirements for a MBE Zone by the petitioner's consultant, the petitioner's architect designed a 30,375 square foot building (225 feet X 135 feet) and commitments have been made on this size building. This misinterpretation was not discovered until application was made for a permit.

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

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day

of 1974, 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 17th day of May, 1974, at 10:00 o'clock

A. M. Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 17, 1974

Len-Jer, Inc.
1123 Greenwood Road
Baltimore, Maryland 21208

RE: Variance Petition
Item 167
Len-Jer, Inc. - Petitioner

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 case. 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 northwest side of Greenwood Road, approximately 753 feet southeast of Church Lane, in the 3rd Election District of Baltimore County. The subject property is presently cleared and graded.

The property adjacent to this site and to the northwest is vacant, and the property adjacent on the southeast is improved by an existing meat processing plant. The Western Maryland Railroad right-of-way abuts the property to the northeast. To the southwest and across Greenwood Road there exists various dwellings.

The petitioner is requesting a Variance to permit a sum of side yards of 60' instead of the required 80'. A 30,000 square foot office and warehouse

May 14, 1974

Mr. Leonard Friedman
Len-Jer, Inc.
1123 Greenwood Road
Baltimore, Maryland 21208

RE: Petition for Variance
NE/S of Greenwood Road, 753' SE of
Church Lane - 3rd District
Len-Jer, Inc. - Petitioner
NO. 74-257-A (Ham No. 167)

Dear Mr. Friedman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: Mr. Robert E. Spellman
303 Investment Building
Towson, Maryland 21204

Len-Jer, Inc.
Item 167
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building is proposed.

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,

JAMES P. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Building
Towson, Maryland 21204

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 303 INVESTMENT BUILDING
TOWSON, MARYLAND 21204

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
JOHN J. MARSHALL, P.E.

DESCRIPTION FOR ZONING VARIANCE, 1123 GREENWOOD ROAD, THIRD DISTRICT,
BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the Northeast side of Greenwood Road, 60 feet wide, at the distance of 753 feet, more or less, measured Southeasterly along the Northeast side of Greenwood Road from the centerline of Church Lane and running thence and binding on the Northeast side of Greenwood Road South 58 Degrees 30 Minutes 40 Seconds East 31.68 feet, Southeasterly by a curve to the left with a radius of 970.00 feet the distance of 77.03 feet (the chord of the arc bears South 60 Degrees 47 Minutes 10 Seconds East 77.01 feet) and South 63 Degrees 03 Minutes 40 Seconds East 125.37 feet thence leaving the Northeast side of Greenwood Road and running North 33 Degrees 57 Minutes 10 Seconds East 213.19 feet, North 56 Degrees 02 Minutes 10 Seconds West 285.78 feet and South 33 Degrees 57 Minutes 50 Seconds West 238.56 feet to the place of beginning.

Containing 1.5 acres of land, more or less.



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



April 17, 1974

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 167, Zoning Advisory Committee Meeting, April 9, 1974, are as follows:

Property Owner: Len-Jer, Inc.
Location: NE/S Greenwood Road 753' S/E of Church Lane
Existing Zoning: M.L.R.
Proposed Zoning: Variance from Section 250.2 to allow a total for the sum of side yards of 60 feet instead of the required 80 feet
No. of Acres: 1.5
District: 3rd

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELLER
DEPUTY TRAFFIC ENGINEER

April 11, 1974

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

Re: Item 167 - ZAC - April 9, 1974
Property Owner: Len-Jer, Inc.
NE/S Greenwood Road, 753 feet S/E Church Lane
Variance from Section 250.2 to allow a total for the sum of side yards of 60 feet instead of the required 80 feet
District 3

Dear Mr. Dinenna:

The subject variance should have no effect on traffic.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRH/jk

LEN-JER, INC.
1123 GREENWOOD ROAD
BALTIMORE, MARYLAND 21208

May 15, 1974

Baltimore County Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 1123 Greenwood Rd.
Baltimore, Maryland 21208

We request a waiver of the 30 day appeal period subsequent due to your decision in the above reference case. We will assume full responsibility in the event of any appeal.
Case # 74257.

Witness



President



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2811 ZONING 484-3351

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

to permit 60.78 feet for a side yard instead of the required 80 feet, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of May, 1974, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

James E. Hays
Deputy 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 19th day of May, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 29, 1974

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

Z.A.C. Meeting of: April 9, 1974

Re: Item 167
Property Owner: Len-Jer, Inc.
Location: NE/S Greenwood Rd., 753' S/E of Church Lane
Present Zoning: M.L.R.
Proposed Zoning: Variance from Section 250.2 to allow a total for the sum of side yards of 60 ft. instead of the required 80 ft.

Dis-ri-ct: 3rd
No. Acres: 1.5

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/ml

H. EMMA PARKS, TREASURER
EUGENE C. HEDGECOCK, CLERK
MRS. ROBERT L. BENNETT

MARSHALL W. BOWMAN
JUDITH M. MURPHY
ALVIN LORICK
JOSHUA B. WHEELER, SUPERINTENDENT

ORIGINAL

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 April 29 - 19 74

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, 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 29 day of April, 1974 that is to say, the same was inserted in the issue of April 25 - 1974.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

822-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Len-Jer, Inc.

Location: NE/S Greenwood Road, 753' S/E of Church Lane

Item No. 167 Zoning Agenda April 9, 1974

Gentlemen:

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.

- (X) 1. Wire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (X) 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at
- (X) 4. The maximum allowed by the Fire Department.
- (X) 5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 6. 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.
- () 7. The Fire Prevention Bureau has no comments at this time.

II(8) Satisfy fire flow demands.

Reviewed by *Paul H. Reincke* Noted and Approved: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: April 27, 1974
Posted for: *Petition for Variance*
Petitioner: *LEN-JER, INC.*
Location of property: *NE/S of Greenwood Rd. 753' SE of Church Lane*
Location of Sign: *NE/S of Greenwood Rd. 950' SE of Church Lane*
Remarks: *Thomas F. Boland*
Posted by: *Thomas F. Boland* Date of return: *MAY 3, 1974*
Signature

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>VBH</i>										
Previous case:										
Revised Plans: Change in outline or description										
Map #										

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 16, 1974

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 167, Zoning Advisory Committee Meeting April 9, 1974, are as follows:

Property Owner: Len-Jer, Inc.
Location: NE/S Greenwood Rd. 753' S/W of Church Lane
Existing Zoning: M.L.R.
Proposed Zoning: Variance from Section 250.2 to allow a total for the sum of side yards of 60 feet instead of the required 80 feet

No. of Acres: 1.5
District: 3

Metropolitan water is available. Sanitary sewer must be extended to the site.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

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

Very truly yours,

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

HVB/cap

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 25, 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., on one time, one week before the 13th day of May, 1974, the date of publication appearing on the 25th day of April, 1974.

THE JEFFERSONIAN,
H. L. L. L.
Manager.

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND No. 14749

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 22, 1974 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Spillman, Larson & Associates, Inc.
Suite 303 Investment Building
Towson, Md. 21204
Petition for Variance for Len-Jer, Inc.
#74-257-43 3 APR 23 2 50 PM '74

BALTIMORE COUNTY, MARYLAND No. 15007

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE May 13, 1974 ACCOUNT 01-662

AMOUNT \$53.50

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Robert E. Spillman
303 Investment Building
Towson, Md. 21204
Advertising and posting of property for
#74-257-43

452, 2

SCALE: 1"=20' 824555 APR 3, 1974

LEONARD ELECTRIC CO, INC
1127 GREENWOOD RD
BALTIMORE, MD
21208



[illegible]

BUILDING WILL BE LEASED BY
VARIOUS TENANTS WHO WILL
APPLY FOR OCCUPANCY UNITS
SEPARATE APPLICATIONS
LEARNED ELECTRIC COMPANY
EMPLOYEES IN THIS OPERATION
TIME OF OPERATION PRIOR TO AN
EMERGENCY MATERIALS SMALL
ELECTRICAL SUPPLIES WILL BE
STORED NEAR THE REAR OF THE
BUILDING. THERE WILL BE NO
VIBRATIONS, FLARE OR HEAT ARE
EXPECTED

74-257-A



THE UNITED STATES OF AMERICA

SPELMAN, LARSON & ASSOCIATES, INC.

Suite 03 Investment Bldg

Town Marshal 2/20

SCALE: 1"=20 823.035 AUG 13, 1973