



baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3331

S. ERIC DINENNA
ZONING COMMISSIONER

June 23, 1976

Richard A. Reid, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variances
NE/S of 68th Street, 300' SE of
Pulaski Highway - 15th Election District
Willis Investments - Petitioners
NO. 75-6-A (Item No. 201)

Dear Mr. Reid:

I am in receipt of your letter of June 22, 1976, with reference to the above captioned matter.

It is my opinion that the construction of the building at a distance of 4.58 feet from the property line is in substantial compliance with the Variance granted of a rear yard setback of 5.0 feet.

Accordingly, the construction of this building as set forth would not constitute a violation of the Variance granted.

Very truly yours,

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED/mc

cc: James E. Dyer
Zoning Supervisor

Call when Ready!

ROYSTON, MUELLER & MCLEAN
ATTORNEYS AT LAW

CARROLL W. ROYSTON
H. ANTHONY MUELLER
R. TAYLOR MCLEAN
RICHARD A. REID
E. HARRISON STONE
MELVIN B. TITCHLER

SUITE 400
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
823-1800

C. S. KLINGELHOFER JR.
THOMAS F. McDONOUGH
MARGARET E. MAHONEY
SHEILA E. SACHS

June 22, 1976

HAND DELIVERED

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

Re: Variances Granted - NE/S of 68th Street
300' SE of Pulaski Highway - 15th Election District
Willis Investments - No. 75-6-A (Item No. 201)

Dear Mr. DiNenna:

The lending institution involved with the construction of the improvement pursuant to the variances granted by you in the above referred to matter has called our attention to the fact that the rear wall of the building as constructed is 4.58 feet from the property line, whereas the variance granted was for a rear yard setback of 5.0 feet. As a result of this, the lending institution has refused to proceed to settlement until the matter is resolved.

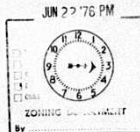
I believe that a letter from you setting forth your opinion may suffice. It is my opinion that the rear wall as built is in substantial compliance with the variances granted and therefore would not constitute a zoning violation.

Your immediate attention to this matter is urgently requested in view of the fact that it is most important that my client proceed to settlement as scheduled this Thursday, June 24th.

Very truly yours,

Richard A. Reid
Richard A. Reid

RAR/keg



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Willis Investments, 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 75-6-A (218.2) rear yard of 5 feet instead of the required 30 feet and a side yard on the south side of 5 feet instead of the required 10 feet.

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

The land and improvement have been leased to Chesapeake Rim & Wheel Distributors, Inc. since 1964. That corporation's business has increased to the point that it is now essential that it obtain additional space to accommodate the storage of its products. The only feasible way to expand the existing structure is by extending the rear and south side thereof, as explained in the Brief filed herewith.

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.

Willis Investments, by General Partners
Katherine M. Willis
Sally G. Willis Legal Owner
Address: 6017 Hollins Avenue
Baltimore, Md. 21210

Contract purchaser
Richard A. Reid, Esq.
Petitioner's Attorney
Address: 102 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of June, 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 held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 15th day of July, 1974, at 10:00 o'clock.

Counted on the 15th day of July, 1974, at 10:00 o'clock
Zoning Commissioner of Baltimore County.

(over) MICROFILMED 7/15/74

BAR/keg
5/14/74
1-3

PETITION FOR VARIANCES BY :
WILLIS INVESTMENTS : BEFORE THE ZONING COMMISSIONER
15th ELECTION DISTRICT : FOR BALTIMORE COUNTY
BALTIMORE COUNTY, MARYLAND :
Owner :
: : : :
BRIEF

The subject land was granted variances by the Deputy Zoning Commissioner on July 17, 1973, to permit a rear yard of 28 feet instead of the required 30 feet and to permit a side yard on the north side of 0 feet instead of the required 30 feet (Case No. 74-11-A [Item No. 238]). The reasons necessitating expansion of Petitioner's structure were set forth in the Brief filed in that case and incorporated herein by reference thereto. Prior to beginning construction in accordance with the variances so granted, Petitioner engaged a warehouse consultant to review its plans. As a result of such review, Petitioner concluded that it would be in error to expand its facilities in accordance with the variances previously granted and that the only economically feasible way to expand its facilities would be in accordance with the variances sought herein. Its reasons for this conclusion are as follows:

1. It needs to approximately double the square footage of its existing structure, which contains 16,240 square feet of warehouse space. The plan previously submitted would have permitted it to gain an additional 11,375 square feet whereas the present plan will permit it to gain an additional 17,500 square feet.

ROBYSON, MUELLER,
THOMAS & MCLEAN
SUITE 800
102 W. PENNS. AVE.
TOWSON, MD. 21204
823-1800

MICROFILMED

ROBYSON, MUELLER,
THOMAS & MCLEAN
SUITE 800
102 W. PENNS. AVE.
TOWSON, MD. 21204
823-1800

MICROFILMED

since it is a 50 foot right of way to 68th Street providing the only means of ingress and egress to the approximately 17 acres of land to the rear of Petitioner's property owned by Joseph Mullan Co. and used for the manufacture of bricks.

Accordingly, it is requested that the variances sought herein be granted to enable Petitioner to expand its warehouse in accordance with the plan submitted herewith.

Richard A. Reid
Suite 600
102 W. Pennsylvania Avenue
Towson, Maryland 21204
823-1800
Attorney for Petitioner

2. Petitioner can obtain the additional 6,123 square feet of storage area by constructing only an additional 92 feet of exterior wall.

3. The square foot cost of expanding pursuant to the variances previously granted would be prohibitively expensive. The previous plan would yield only 30.91 square feet of storage space per foot of exterior wall constructed whereas the present plan will yield 38.04 square feet of storage space per foot of exterior wall.

4. The previous plan was undesirable from an internal traffic standpoint in that the new storage area would have been located at a point on the opposite side of the warehouse from the loading and unloading truck bays, whereas the current plan permits storage of materials closer to the loading and unloading bays.

5. The current plan is an improvement from a security standpoint in that the loading and unloading bays are at one location where they can be supervised by one person. Under the previous plan, loading and unloading was conducted at two separate areas and required two persons to supervise the operation.

6. Chesapeake Rim and Wheel Distributors, Inc. has been in Baltimore County at subject location for approximately 16 years. Most of its employees live in the neighborhood and it is desirous of keeping them. However, if it cannot expand its existing facility, it will be required to look for a new location. Since it services markets in Washington as well as the metropolitan Baltimore area, the most logical location would be outside of Baltimore County in the Baltimore-Washington corridor.

7. It is unlikely that the property bordering Petitioner's on the south (where a variance is sought) will ever be improved

ROBYSON, MUELLER,
THOMAS & MCLEAN
SUITE 800
102 W. PENNS. AVE.
TOWSON, MD. 21204
823-1800

MICROFILMED

-3-

MCA
MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 823-0900

DESCRIPTION

1.33 ACRE PARCEL, NORTHEAST SIDE OF SIXTY-EIGHTH STREET,
SOUTHEAST OF PULASKI HIGHWAY, FIFTEENTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR YARD VARIANCES.

Beginning for the same at a point on the northeast side of Sixty-eighth Street, 75 feet wide, at the distance of 300.00 feet, as measured southeasterly along said northeast side of Sixty-eighth Street from its intersection with the southeast right of way line of Pulaski Highway, 150 feet wide, said beginning point being at the end of the third line of the land conveyed to Herman Gibeau and wife by deed recorded among the Land Records of Baltimore County in Liber W.J.R. 3558, page 647, running thence binding on the northeast side of said Sixty-eighth Street two courses: (1) southeasterly, by a curve to the left with the radius of 962.50 feet, the distance of 148.68 feet, and (2) S 40° 45' 57" E 51.32 feet, thence two courses: (3) N 58° 55' 00" E 277.59 feet, and (4) N 31° 05' 00" W 198.49 feet, and thence along the aforementioned third line, (5) S 58° 55' 00" W 299.89 feet to the place of beginning.

Containing 1.33 acres of land, more or less.

HGW:jq

J.O. 01-73074

5/14/74

July 18, 1974

Richard A. Reid, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variances
NE/S of 68th Street, 300' SE of
Pulaski Highway - 15th Election
District
Willis Investments - Petitioner
NO. 75-6-A (Item No. 201)

Dear Mr. Reid:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

S. ERIC DE NENNA
Zoning Commissioner

SED:asl

Attachments

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 27, 1974

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

James B. Byrnes, III
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
FIRE PREVENTION
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE HIGHWAY
ADMINISTRATION
BUREAU OF
ENGINEERING
PROJECT AND
DEVELOPMENT PLANNING
INDUSTRIAL
DEVELOPMENT
COMMISSION
BOARD OF EDUCATION
OFFICE OF THE
BUILDINGS ENGINEER

Richard A. Reid, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 201
Willis Investments - Petitioner

Dear Mr. Reid:

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 east side of 68th Street, approximately 900 feet south of Pulaski Highway, in the 15th Election District of Baltimore County. It is presently improved by an existing one-story block building, which was the subject of a previous Variance request (Case 74-11-A) for side and rear yard setbacks.

Existing industrial uses surround the property on all sides of these uses, including a truck storage and service garage, a brick manufacturing use, and a truck body repair and installation structure.

The petitioner is requesting variances to permit a side yard setback and a rear yard setback of 5 feet in lieu of the required 30 feet.

Richard A. Reid, Esq.
Item 201
June 27, 1974

Page 2

A 18,000 square foot addition to the existing structure 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 B. Byrnes, III
Chairman,
Zoning Advisory Committee

JB2:JD

Enclosure

cc: MCA Engineering Corp.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

MICROFILMED

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 foregoing of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a rear yard of five (5) feet in lieu of the required thirty (30) feet; and to permit a side yard on the south side of five (5) feet in lieu of the required thirty (30) feet should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of July, 1974, that the herein Petition for Variances to permit a rear yard of five (5) feet in lieu of the required thirty (30) feet; and to permit a side yard on the south side of five (5) feet in lieu of the required thirty (30) feet 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.

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 day of 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Footlik & Associates

Material Handling - Plant Layout - Distribution - Management Services
Consulting Engineers...

July 2, 1974

Mr. Richard A. Reid
Royston, Mueller, Thomas & McLean
Suite 600
102 West Pennsylvania Avenue
Towson, Maryland 21204

Dear Mr. Reid:

At the request of the Chesapeake Rim and Wheel Distributors Company, I recently made a survey of their premises relative to the possible expansion of their facilities. As a result I set forth recommendations, changing Exhibit 1 to Exhibit 2. My basic reasons for this change are set forth in your petition.

In addition, I am further indicating that the proposed addition to this building will enhance the appearance of the building and the adjoining properties considerably and provide a better setting for it, by establishing a fixed position for where the truck vehicular traffic will be going and will separate the trucks from the parked automobiles. All the loading and unloading will be at one point. Customers coming to the facility for pick up will not interfere with delivery trucks.

Another reason for my setting forth the expansion as indicated was the fact that the adjacent property is currently being used for parking equipment. The building will also serve as a shield for some of this equipment and the viewing of the same from the main street.

I trust this is the information you requested, and again I congratulate you on the information set forth in the petition. It covers the basic reason for changing the proposed addition to the building.

Sincerely yours,

Irving M. Footlik, P.E.
President

IMP:f

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

June 28, 1974

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

Re: Item 201 - ZAC - June 11, 1974
Property Owner: Willis Investments
NE/S 68th Street, 300 feet SE of Pulaski Highway
Variance from Section 255.1, 258.1 (238.2) to permit a rear yard of 5 feet instead of the required 30 feet and a side yard on the south side of 5 feet instead of the required 30 feet
District 15

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variance to the side yard.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

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

June 21, 1974

Bureau of Engineering
ELLSWORTH H. DYER, P.E. CHIEF

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

Re: Item 201 (1973-1974)
Property Owner: Willis Investments
NE/S 68th St., 300' SE of Pulaski Hwy.
Proposed Zoning: Variance from Section 255.1, 258.1 (238.2) to permit a rear yard of 5' instead of the required 30' and a side yard on the south side of 5' instead of the required 30'.
No. of Acres: 1.33 District: 15th

Dear Mr. DiNenna:

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

GENERAL COMMENTS:

The submitted plan is an updated version (May 14, 1974) of the plan submitted by the Petitioner in connection with Item 238 (1972-1973). The Comments supplied for this site in connection therewith remain applicable to this Item 201 (1973-1974), and are referred to for your consideration.

We reemphasize those Comments; this submitted plan must be revised accordingly.

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

Very truly yours,

Ellsworth H. Dyer
Chief, Bureau of Engineering

END/EAH:PMR/g

cc: File

J. - S.E. Key Sheet
5 N.E. 15 Position Sheet
N.E. 2-8 Topo
96 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 27, 1974

COUNTY OFFICE BUILDING
111 4th CHESAPEAKE MEDICAL
TOWSON, MARYLAND 21204

JAMES B. BYRNES, III
CHAIRMAN

Richard A. Reid, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 201
Willis Investments - Petitioner

Dear Mr. Reid:

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 east side of 68th Street, approximately 900 feet south of Pulaski Highway, in the 15th Election District of Baltimore County. It is presently improved by an existing one-story block building, which was the subject of a previous Variance request (Case 74-11-A) for side and rear yard setbacks.

Existing industrial uses surround the property on all sides of these uses, including a truck storage and service garage, a brick manufacturing use, and a truck body repair and installation structure.

The petitioner is requesting variances to permit a side yard setback and a rear yard setback of 5 feet in lieu of the required 30 feet.

Richard A. Reid, Esq.
Item 201
June 27, 1974

Page 2

A 18,000 square foot addition to the existing structure 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 B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: MCA Engineering Corp.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

215-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Willis Investments

Location: NE/S 68th St., 300' SE of Pulaski Hwy.

Item No. 201 Zoning Agenda June 11, 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.

1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standard, 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 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.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed: J. A. Deitz
Planning Group
Special Inspection Division

Noted and Approved: Paul H. Reinisch
Deputy Chief
Fire Prevention Bureau

ms
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

June 14, 1974

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

Dear Mr. DiNenna:

Comments on Item 201, Zoning Advisory Committee Meeting, June 11, 1974, are as follows:

Property Owner: Willis Investments
Location: NE/S 68th St., 300' SE of Pulaski Hwy.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance from Section 255.1, 258.1 (238.2) to permit a rear yard of 5' instead of the required 30' and a side yard on the south side of 5' instead of the required 30'.
No. of Acres: 1.33
District: 15

Metropolitan water and sewer are available.

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.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/nag

MICROFILMED

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 14, 1974

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

Re: Item 201
Property Owner: Willis Investments
Location: NE/S 68th Street., 300' S.E. of Pulaski Highway
Present Zoning: M.L.-I.M.
Proposed Zoning: Variance from Section 255.1, 258.1 (238.2) to permit a rear yard of 5' instead of the required 30' and a side yard on the south side of 5' instead of the required 30'.

District: 15th
No. Acres: 1.33

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
Field Representative

WNP/ml

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



June 18, 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 #201, Zoning Advisory Committee Meeting, June 11, 1974, are as follows:

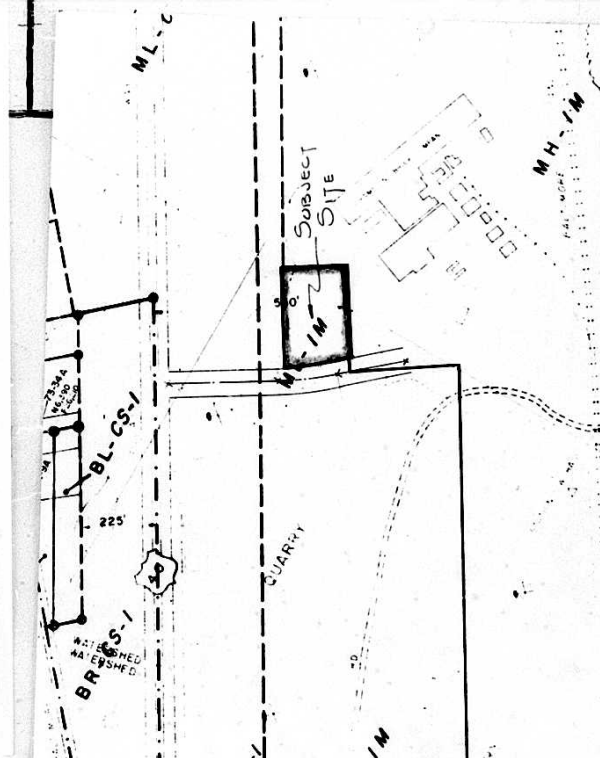
Property Owner: Willis Investments
Location: NE/S 68th St., 300' SE of Pulaski Highway
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance from Section 255.1, 258.1 (238.2) to permit a rear yard of 5' instead of the required 30' and a side yard on the south side of 5' instead of the required 30'.
No. of Acres: 1.33
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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 OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 100 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 464-2811 ZONING 464-2381



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Form 201

Richard A. Held, Esq.
121 W. Pennsylvania Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted
We filing this 14th day of June 1974.

Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Willis Investments
Petitioner's Attorney Richard A. Held Reviewed by James H. McDermott
Chairman,
Zoning Advisory Committee

cc: MCB Engineering Corp.
1620 Cummins Road
Baltimore, Maryland 21204

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					

Reviewed by: NBL Revised Plans:
Change in outline or description Yes
Previous case: _____ Map # _____ No

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 27, 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., commencing at 11:00 a.m. on June 27, 1974, the 15th day of July, 1974, the 1st publication appearing on the 27th day of June 1974.

THE JEFFERSONIAN
A. L. Smith
Manager

Cost of Advertisement, \$.....

THE ESSEX TIMES

ESSEX, MD. 21221 July 1 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 1st day of July 1974 that is to say, the same was inserted in the issue of June 27 - 1974.

STROMBERG PUBLICATIONS, Inc.

By: *Real Meyer*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22 day of MAY 1974. Item #.....

Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Willis Investments Submitted by Thomas H. McDermott

Petitioner's Attorney Richard A. Held reviewed by NBL

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

CERTIFICATE OF POSTING

SEAL DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

15-6-R

District: 15th Date of Posting: June 27-74
Posted for: Hessing Monday July 15, 1974 9:10 AM
Petitioner: Willis Investments
Location of property: N.E. 1/4 of 68th St. S.E. of Pulaski Hwy.
Location of Sign: 1 sign posted on 68th Street

Remarks:
Signed by: *Eric DiNenna* Date of return: July 5 - 74

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 15098

DATE July 15, 1974 ACCOUNT 02-662

AMOUNT \$5.00

PAID TO: Charles H. Smith Yellow - Customer
1601 Pulaski Highway at 68th St.
Baltimore, Md. 21207
Description and posting of property for Willis Investments
\$5.00 15 JUL 15 59.25

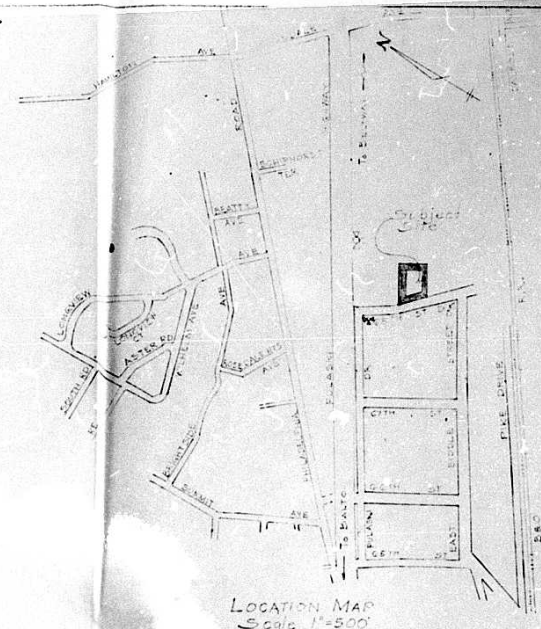
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 15032

DATE July 27, 1974 ACCOUNT 01-662

AMOUNT \$25.00

PAID TO: Richard A. Held, Esq. Yellow - Customer
102 W. Pennsylvania Ave.
Towson, Md. 21204
Description and posting of property for Willis Investments
\$25.00 26 JUL 26 59.34



1. Total Area of Property is 1.55 Acres ±
2. Existing Zoning is Farm, 100' ML-1M with Side/ Rear Yard Variance of 100' ML-1M
3. Existing Use of Property Office, Automotive Parts Storage
4. Proposed Zoning of Property ML-1M + Auto ML-1M with 50' ± Rear Yard Variance
5. Proposed Use of Property Office and Automotive Parts Storage
6. Existing Building Area Equals 16,240 Acres Sq Ft
7. Proposed Addition Area of 16,250' Sq Ft For a
8. Total Building Area of 24,520 Sq Ft
9. Total Number of Employees Equals 31
10. Required Parking Equals 11 Spaces
11. Proposed Parking Equals 14 Spaces
12. Petitioner has been granted a Variance to Sections 255.1 & 258.2 of the Zoning Code to Permit a Side Yard of 0' instead of the Required 20' (A Variance of 20') See Petition N2-74-11-A
13. Petitioner has been granted a Variance to Sections 255.1 & 258.2 of the Zoning Code to Permit a Side Yard of 25' instead of the Required 30' (A Variance of 2') See Petition N2-74-11-A
14. For Location of Fire Hydrants See 500' Location Plan
15. Petitioner is Requesting a Variance to Sections 255.1 & 258.2 of the Zoning Code to permit a side yard of 5' instead of the required 20' (A Variance of 25')
16. Petitioner is Requesting a Variance to Sections 255.1, 255.1 & 258.2 of the Zoning Code to permit a rear yard of 5' instead of the required 30' (A Variance of 25')

Election Dist. No. 15 Baltimore Co., Md.
Sample 1-30 May 14, 1974

