PETITION FOR ZONING VALIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we Stanley N. Varlas 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 258.1 (238.2) to persit a sideyard setback of persit. in lieu of the required 30 ft.

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

1) The nature of the facility necessitates maximization of Square footage for operating efficiency now and in the near future.

- 2) built-in freezing and refrigeration does not easily lend itself to expansion (power plant, insulation, etc.)
- 2) Pood distribution requires meravy physical inventory with constant internal movement. 3) The rail siding will be used for direct incoming shipments of
- 4) Fork lift trucks must be used to move incoming and outgoing goods. 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 sgree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Balimore County.

Staning 1 Wolfer Address 7108 Maple Drive Baltimore, Maryland 21222 Protestant's Attorney Y

... 197 5 , that the subject matter of this petition be advertised, as

DRDPPPD By The Zoning Commissioner of Raltimore County, this 7th

County, on the 12th day of May 1975 at 10:15 o'clock

Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE SE/S of Rolling Mill Road, 2380' E of

District Strates N Variage Patitioner

BEFORE THE DEPUTY ZONING COMMISSIONER

OF : BALTIMORE COUNTY

This Petition represents a request for a Variance to permit a side yard setback of zero feet in lieu of the required 30 feet. The property in question contains 40 of an agree and is situated on the southeast side of Rolling Mill Road, 2,380 feet east of North Point Boulevard, in the Fifteenth Election District of Baltimore County.

At the outset of the hearing, the Petitioner amended his Petition to request a ten foot side yard setback in lieu of the previously requested zero feet.

The testimony and evidence presented during the course of the hearing was not sufficient to establish either hardship or practical difficulty. The Petitioner's case was based primarily on the fact that the site was not large enough to contain a building commensurate with the needs of hir business. For these reasons, the Petitioner's request must be denied.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this ______ day of June, 1975, that the above Variance be and the same is hereby DENIED.

141

Star Contraction Co., Inc.

Deed September 24, 1968

Bd

7585

RECEIVED FOR FALIN

Consideration: \$16,000.00

Tiris DEED, mode this 24th day of September in the year one thousand nine handles and staff religible, by and between Conton Company of Baltimore, a body care? I at the state of Maryland, of the first part, and Skikin Contraction Co., Inc., a body carps for of the second part.

Attraction, that in consideration of the sum of Five Dellars (\$5.00) and other good many advantage consideration, the receipts of which is hereby rectioned edged, the sum of sum of the property of the property of the sum of the sum

banks, an end for disposed, situates, lying and being in that is a way, an extending the terms of the state o

Containing 0.49 of an acre of land, more or less and being known as Lat No. 55

BEING part of the land described in a Deel from Robert Oliver to Centon Company of throne dated May 21, 18,144 and recorded among the Land Records of Baltimore Courty in Liber 1, x, No. 240, foll-3.

The courses in the above description are referred to the True Meridian adopted by the Baltimore County Metropolitan District.

Together with the buildings and improvements thereupon erected, make a being and all and every the rights, ulters, ways, waters, privileges, appartenances and advantages, to the same belonging, or anywho appartaring.

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, apput nanners and advantages thereto belonging or oppetatining unto and to the proper use and benefit of the said Skika Contraction Co., Inc., a body carparate, its successive and entigyin, in the simplex.

And the said party of the flist part hiereby covenant that is has not done or suffered to be done any act, matter or thing what lovever, to encumber the property hereby conveyed; that it will worners specially the property granted and that it will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor

ATTEST.

/s/ G. L. Hill By: /s/ William R. Smith (Seal) Secretary

STATE OF MARYLAND, to wit:

I hereby certify, that on this 24th day of September in the year one thousand of the modered and sixty-clipts, before me, the subscriber, a Natary Public of the first et all Maryland, in and for Baltimere Country affectable, personally appeared William 8, Smith, Vice President, of Contras Company of Baltimace, a body corporate, the above among granter, and the administration of the contrast company body to the three companier act.

As Witness my hand and "tot and Seal.

Henry H. Miller

CANTON COMPANY OF BALTIMORE

Vice President

RE: PETITION FOR VARIANCE FOR A SIDE YARD.
Southeast side of Rolling Mill

Road 2380 feet, more or less, East of North Point Boulevard. 15th District.

STANLEY N. VARLAS

ZONING COMMISSIONER

* PALTIMORE COUNTY

BEFORE THE

Case No. 25-255-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection

Jack W. Hessian, III

Charles E. Kountz, dr. Deputy People's Counsel County Office Building Towson, Maryland 21204 494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 7 th day of May, 1975 to Clifford B. Silbiger, Esquire, Silbiger and Garlinkle, 8 East Pleasant Street, Baltimore, Maryland 21202. Attorney for Petitioner.

Jack W. Hessian, III

I will not attend. JWH.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna, Zoning Commissioner
TO. Date May 9, 1975 FROM William D. Fromm, Director of Planning

SURJECT Petition #75-255-A. Patition for Variance for a Side Yard. Southeast side of Rolling Hill Road 2380 feet, more or less, East of North Point Boulevard. Petitioner - Stanley N. Varlas

HEARING: Monday, May 12, 1975 (10:15 A.M.)

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

WDF:NEG;ne



Clifford B. Silbiger, Esquire 8 East Pleasant Street

RE: Petition for Variance

I have this date passed my Order in the above captioned matter in

tames 2 Har TAMES E DVER

Attachments

BALTIM RE COUNTY, MARYLAN

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner Date. May 9, 1975

FROM William D. Fronm, Director of Planning

SUBJECT. Petition #75-255-A. Petition for Variance for a Side Yard.

Southeast side of Rolling Hill Road 2350 feet, more or less, East of North Point Boulevard, Petitioner - Stanley N. Varias

HEARING: Monday, May 12, 1975 (10:15 -.M.)

WDF:NEG.:W



DEPARTMENT OF TRAFFIC ENGINEERING

May 14, 1975

75 25 A

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Rei itom 181 - ZAC - Harch 24, 1975 Property Owner: Stanley N. Varias Location: ES/S of Rolling Mill 8d, 2380' E of N. Point Blwd. Location: 5275 of Bolling Ril Na. 250 & Oct. Fold Research
Existing Conning: MR Proposed Zoning: VARIANCE from Sec. 258.1 (238.2) to permit a mideyard setback of Zero Feet in lieu of the required 30 feet.
No. of Acres: 0.49

The requested variance to the sideyard is not expected to

This sice should have only one access point and no approval will be given for any loading arrangement that would require trucks to back in from a public street.

MOORE, HENNEGAN, BRANNAN & CARNET

Please enter my appearance as attorney for Protestant, Sanders Lumbar Company, in the above captioned matter which is scheduled for hearing on Monday, May 12, 1975 at 10:15 a.m.

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

cc: Silbinger & Garfinkle 8 East Pleasant Street Baltimore, MD 21202

Very truly yours.

May 2, 1975

Re: Petition for Variance of Stanley N. Varlas Case Number 75-255 A

Very truly yours,

A. Owen Hennegan

MOV - THAM

Michael S. Planigan

MINIMUM PROTECTIVE PROVISIONS PROVIDED FOR

THE CANTON COMPANY PROPERTY

IN BALTIMORE, MARYLAND

The purpose of integrated planning as practiced by the owners in their in Europsia of Integrated planning as practiced by the owners in their particle of the control of their clients brought stable lization of property values. Uncoordinated, haphazard industrial development results in depreciation of property values, economic loss and creation of industrial shaes. In order to insure the economic loss and creation of industrial shaes. In order to insure the economic loss and creation of industrial shaes. In order to insure the economic loss and creation of industrial shaes. In order to insure the economic loss and creation of industrial shaes. In order to insure the economic loss and creation of industrial shaes. In order to insure the economic loss and the economic loss are considered to the economic loss and the economic loss and the economic loss and the economic loss are considered to the economic loss and the economic loss are considered to the economic loss and the economic loss are considered to the economic loss and the economic loss are considered to the economic loss and the economic loss are considered to the economic loss and the economic loss are considered to the economic loss and the economic loss are considered to the economic loss and the economic loss are considered to the economic loss and the economic loss are considered to the economic loss and the economic loss are considered to the economic loss and the economic loss are considered to the economic loss are considered to the economic loss and the economic loss are considered to the economic loss and the economic loss are considered to the economic loss and the economic loss are considered to the economic loss are consider

All owners or tenants occupying space in buildings on any of the Canton Company property must strictly adhere to the zoning laws of either the City of Baltimore or Baltimore County, whichever zoning laws apply.

SETBACKS - Building lines are maintained fifty (50) feet back from all streets.

LANDSCAPING - The required setback area of fifty (50) feet for each building is provided with attractive green laws and landscaping. Only walks and drive-says are persitted within this area. All vecant land viewable from the roadside

LIGHT AND AIR - Provisions are made on each iot to provide adequate light and air between all buildings. Building lines are maintained a minimum of benty-five (25) feet from side lot lines and an aggregate width of seventy-five (75) feet must be maintained for side yards.

 $\underline{\text{LOADING DOCKS}}$ - insofar as possible, facilities for handling all shipping by rail or truck are on those sides of each building which do not front on the street.

CONSTRUCTION MATERIALS - To avoid the unsalable appearance and costly maintenance problems of cheap construction and to maintain architectural integration, the exterior walls of each building are finished with brick or materials of

PLAN APPROVAL - To maintain landscaping and architectural conformity, which is of such vital importance for the protection of the occupants of a gardentype industrial development, plans pertaining to construction, landscaping, signs and alterations are subject to prior approval.

UNIFORM SIGN STANDARDS - In order to preserve the aestetic value of the buildings and landscaping, the owners have adopted the following minimum standards for approval of signs: signs are to be lucated on the building or on the roof. Roof

Bea

ADVISORY COMMITTEE



EVALUATION COMMENTS

BALTIMORE COUNTY

ZONING PLANS



PETITION AND SITE PLAN

Standard Contract of Sale

Published by The Real Estate Board of Greater Boltimore, Inc.

This Agreement of Sale 25 Crount

	mand that the day of start	17713111
nineteen hundred and sixty-eight	, between CANTON COMPA	CNY.
OF BALTIMORE, A MARYLAN SETRIA CONSTRUCTION COMPANY, INFRANCIANIZATION	ND CORPORATION THE STATE OF TH	Seller, an
Witness that the said Seller does her	aby bargain and sell unto the said fluy	

does hereby purchase from the former the following discribed property, situate and lying in

at and for the price of Sixteen Thousand and 00/100

MINIMUM PROTECTIVE PROVISIONS PROVIDED FOR

THE CANTON COMPANY PROPERTY

IN BALTIMORE, MARYLAND

signs shall not be higher than ten (10) feet above the roof and no letter or symbol shall exceed eight (8) feet in height. All lettering shall be open and no flashing signs are allowed.

QUESTIONABLE USES - No open storage is permitted unless screened from view and no use is permitted which is objectionable by reasons of noise, odor, vibration, sonce, or the hazardous nature of the operation. Care is taken to select industrial neighbors whose businesses are suitable to the development.

LMD-TO-BUILDING RATIO - To insure adequate facilities for parking, loading and unloading which are reasonably sufficient without using adjacent streets; to protect against the costly intarbings experienced by old existing structures from lact of vision in providing insufficient land areas and to insure adequate come about in teach coasting uses of additional land area that will insertably made for a minimum of 3 to 1 and to building overseperation.

FIRMER ADMINITERITY - In order to permit prior variances where desirable and most detributal. To this garden-type industrial development, or permit adjustments, that may become entered the property of the property of charged conditions, exclusive enforcement rights are held by the someone of the industrial Park rather than meighboring occupants. This provides for preason processing the industrial Park rather than meighboring occupants. This provides for greater flexibility should the need for minor variances ever develop.

Baitimore County, Maryland

Bepartment Of Bubite Borks

TOWSON, MARYLAND 21204

Item #101 (1971-1975)
Property Owner: Stanley N. Verlas
5/85 of Bolling Mill Rd., 22807 E. of North Point Blwd.
Existing Zoning: M
Proposed Zoning: Variance from Sec. 258.1 (238.2) to
permit a sideyard setback of 30° in lieu of the required

No. of Acres: 0.49 District: 15th

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.

The required Baltimare County utilities and highway improvements, although not yet accomplished, are as secured by Public Works Agreement #155937 executed in anaetion with the development of the "Canton Industrial Conter".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in commection with this Item #181 (1978-1975).

Very truly yours, ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

co: G. Reier (File Canton Industrial Center)

Re: Item #181 (197h-1975)

Bureau of Engineering

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

of which One Thousand SCRTIMETON Dollars (\$ 11.000.00) have been paid prior to the signing hereof, and the balance to be paid as follows: Balance to be

paid in cash at the settlement date, which shall be not more than ninety (90) days from the date of this agreement of sale.

THIMESS the hards and septent the parties bereto the day and year first above writings.

William R. James L. V. SEAL.

James Constitute (SEAL)

CERTIFICATE OF POSTING

Towson, Maryland	
	Date of Posting

District/5.7	Date of Posting 5 22 77
	m 94 1978 a 16:00 AM
Petitioner Stanley A. 24	lsa
Location of property SE/S X A	Min Mall Rord 2380'C. of
Worth Bout Glas	
Location of Signs Lyn Power	still Postel Good Charget State

Date of return 5/28/24

Remarks:

April 30, 1975

RE: Variance Petition

Clifford S. Silbiger, Esq. Ro: Item 181 Page 2 April 30, 1975

Fall T. Short

Baltimore County Fire Department



Towson, Maryland 21204

Office of Planning and Zbning Baltimore County Office Building Towson, Haryland 2120h

Attention: Mr. Jack Dillon, Chairman

Re: Property Owner: Stanley N. Varlas

Location: SE'S of Rolling Mill Rd. 2380 E of N. Point Blvd.

Zoning Agends March 24, 1975

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved read in accordance with Daltimore County Standards as published by the Department of Public Norks.

EXCEEDS the maximum allowed by the Fire Department. () h. The site shall be made to comply with all applicable parts of the Fire Pepartsent.

() W. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or Pepinning of operations.

() W. S. The Vullings and structures existing or proposed to the site shall be applicable preparation of the Emissian Prevention Association Ass

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

PETITION MAPPING PROGRESS SHEET



April 14, 1975

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

Dear Mr. DiNenna

Comments on Item #181, Zoning Advisory Committee Meeting, March 24, 1975, are as follows:

Property Owner: Stanley N. Varlas Location: SE/S of Rolling Mill Road, 2380° E of N. Point Blvd

Existing Zoning: M.H.

Proposed Zuning: Variance from Sec. 258.1 (238.2) to permit a sideyard setback of
30 feet in lieu of the required 30 feet.

No. of Acres: 0,49 District: 15th

This office has reviewed the subject petition and offers the following comments. These comments

Very truly yours

RICHARD W. TRACEY, V.M.O. MRT RICHARD K WUCKS

TOWSON MARILAND

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

DONALD J. ROOP, M.D., M.P.H.

March 20, 1975

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

Comments on Item 181, Zoning Advisory Committee Meeting, March 24, 1975, are as follows:

Property Owner: Stanley N. Varios
Location: SE/S of Rolling Mill Rd. 2380'
E of N. Point Blvd.
Existing Zoning: MP
Proposed Zoning: VARIANCE from Sec. 258.1 vARIANCE from Sec. 258.1
(2)8.2) to permit a side
yard setback of 30 feet in
No. of Acras: 0.49
District: 15th

Metropolitan water and sewer are available.

Pood Protection Comments: Prior to construction, renovation and/or installation of equipment for this food service fullty, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Benith, for review and approval.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

WMG:ned

CC--L.A. Schuppert



BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 25, 1975

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

Z.A.C. Meeting of: March 24, 1975

Re- Item

181 Property Owner: Stanley N. Varlas

SE/S of Rolling Mill Rd. 2380' E. of North Point Blvd.

Present Zoning: Mi

Proposed Zoning: Variance from Sec. 258.1 (238.2) to permit a sideyard setback of 30 ft. in lieu of the required 30 ft.

District:

No. Acres:

Dear Mr. DiNonna:

W/P/m1

No bearing on student population.

W Wick tetroud W. Nick Petrovich., Field Representative.

CUSENE C. HESS. HILLIAM MRS ROBERT L BERNEY

MARCUS M. BUTSARIS JOSEPH N. MIGOWA ALVIN LORECK

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Your Petition has been received * this / / day of MARCH 195. Itom # ____.

CERTIF! ATE OF PUBLICATION OFFICE OF "The Dundalk Times" DUNDALK, MD., Eay 22 19.75 THIS IS TO CERTIFY, that the annexed advertisement of PATITION- COURGAST SIDE OF RULLING WILL BOOK was inserted in THE DUNDALK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one guessive weeks before the 9th, day of June 1975; that is to say, the same was inserted in the issues of Nov 22,1975 Stromberg Publications, Inc. By a Carran



CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each ofr one time surrespice works before the 12th THE JEFFERSONIAN, Manager Cost of Advertisement, \$_____

Item 181 Clifford S. Silbiger, Esq. Silbiger and GarZinkle Attorneys at Law 3 E. Pleasant SEBALTIMORE COUNTY OFFICE OF PLANNING & ZONING Baltimore, Md. 21202 Your Petition has been received and accepted for filing this 7th day of April 19745 Petitioner Stanley N. Varlas Petitioner's Attorney Clifford S. Silbiger Reviewed by Franch T Hogens ft.

BALTIMORE COUNT DEFICE OF FINANCE RE MISCELL/NEOUS C.	VENUE DIVISION	
DATE June 25, 197	75 ACCOUNT 01-662	
	AMOUNT # 76.25	
WHITE - CASHIER	PINK - AGENCY YELLO	w - EUSTONE
200 S. Highle Reltimore, H		Stanley

General Food Supply Corp. 300 S. Highland Ave. Baltimore, Md. 21221

BALTIMORE COUNTY, MARYLAND

DATE May 26, 1975 ACCOUNT 01-662

BALTIMORE COUNTY, MARYLAND No. 17999 General Food Supply Corp., 500 St Highland Ave.
Bultimore, Mt. 2128b
Petition for Variance for Stenley N. Varias

CERTIFICATE (F PUBLICATION

CERTIFICATE OF PUBLICATION

and published in Towson, Baltimore County, Md. oncerin each of one time surrestive weeks before the 5th

A Linux American





