

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 255.2 (243.1, 2 & 3) to permit a front yard setback of 20.0' instead of the required 75' to permit side yard setbacks of 35.0' and 10.0' instead of the required 50' and to permit a rear yard setback of 7.0' instead of the required 50' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Without the requested variances, it would be impossible to construct a building within the bounds of this property.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of July, 1982, 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 106, County Office Building in Towson, Baltimore County, on the 16th day of September, 1982, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 3, 1982

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas S. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Case Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. David Rosen
7505 Slade Avenue
Baltimore, Maryland 21208

RE: Item No. 266 - Case No. 83-77-A
Petitioner - David I. Rosen, et ux
Variance Petition

Dear Mr. & Mrs. Rosen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

In view of your proposal to construct a warehouse on this property, this variance hearing is required.

Particular attention should be afforded to the comments of the State Highway Administration, and if any additional explanation is required, you may contact Mr. George Wittman at 659-1350.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas S. Commodari
Chairman
Zoning Plans Advisory Committee

NEC:bac
Enclosures



HARRY J. BISTEL, P.E.
DIRECTOR

July 23, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #266 (1981-1982)
Property Owner: David I. & Cranie Rosen
E/S York Rd. 590' S. from centerline
of Beaver Run Lane
Acres: 167.73 x 127.64/210.77
District: 8th

Dear Mr. Hammond:

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 exist, or are not directly involved.

York Road (MD 45) is a State Road; therefore, all improvements, inter sections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The Petitioner is responsible for the cost of capping and plugging any existing water and sanitary sewer service connections not used to serve the proposed improvements.

Additional fire hydrant protection is required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 266 (1981-1982).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FW:iss
cc: Jack Wimbley, William Munchel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items
Date: August 10, 1982

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 265 - Albert Beck
- Item # 266 - David I. & Cranie Rosen
- Item # 267 - York Associates
- Item # 270 - Arlington Baptist Church, Inc.
- Item # 272 - Fred Joseph Engesser
- Item # 18 - Ervin J. & Joan W. Czerwinski

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

137/ctm/mb/jmp

Mr. William Hammond
Page - 2 -
July 2, 1982

1. The access to the south must show a 30' channelized entrance with radii of 10' or greater.
2. The north access must be 25' in width with 10' radii and a 5' tangent at the north property line.

On the day of inspection it was noticed that all access to house #10911 York Road and an additional dwelling (not shown) to the northeast (Primus Property) gain access to their property by way of an existing access road located at your south property line.

The State Highway Administration will require you to show in writing that the parties using this access have no prior rights or agreement before access is closed to them or you are agreeable to have the north entrance used as in-common.

It is requested the plan be revised and closing of the access to the south be resolved prior to a hearing date.

All work with the State Right of Way must be through permit and a bond in the amount of \$5,000.00 posted to guarantee construction.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Wimbley



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-0550

STEPHEN E. COLLINS
DIRECTOR

August 25, 1982

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: ZAC Meeting of June 29, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 265, 266, 267, 268, 270, 271 and 272.

Very truly yours,

Michael S. Flanigan
Engineering Associate II

MSF:rlj

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltride
Administrator

July 2, 1982

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of 6-29-82
ITEM: #266.
Property Owner: David I. & Cranie Rosen
Location: E/S York Road
Route 45, 590' S. from
centerline of Beaver Run
Lane
Existing Zoning: ML-IM
Proposed Zoning: Variance
to permit a front yard set-
back of 20' in lieu of the
required 75' to permit a
side yard setback of 35'
and 10' in lieu of the
required 50' and to permit
a rear yard setback of 7'
in lieu of the required 50'.
Acres: 167.73 X 127.64/
210.77
District: 8th

Dear Mr. Hammond:

On review of the site plan (MDB 100-387) and field inspection on June 29, 1982, the State Highway Administration will require revisions to the plan.

The revised plan must show the following comments:

1. State Highway Administration Type "A" concrete curb and gutter along the east side of the concrete road frontage 15' from the face of the westbound curb.

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 665-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

September 1, 1982

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: David I. and Cranie Rosen

Location: E/S York Road 590' S. from centerline of Beaver Run Lane

Item No.: 266

Zoning Agenda: Meeting of June 29, 1982

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. Fire 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.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS 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 operation.

(X) 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 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWER: PH. Reincke 9/1/82 Noted and Approved: Deputy Zoning Commissioner
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mh/cm

RE: PETITION FOR VARIANCES : BEFORE THE
E/S of York Rd., 590' S. of the : DEPUTY ZONING
center line of Beaver Run Lane :
8th Election District :
David I. Rosen, et ux - Petitioners : COMMISSIONER
NO. 83-77-A (Item No. 266) :
: OF
: BALTIMORE COUNTY

*** : : : : : ***

Pursuant to the advertisement, posting of property, and public hearing, the petitioners herein seek variances to permit a front yard setback of 20 feet in lieu of the required 75 feet, side yard setbacks of 35 feet and 10 feet in lieu of the required 50 feet, and a rear yard setback of 7 feet in lieu of the required 50 feet, as depicted on the site plan filed herein.

The subject property is an unimproved parcel zoned M.L.-I.M. with adjacent property zoned the same. Due to the configuration of the site, the requested variances are required.

Testimony presented by and on behalf of the petitioners indicated that in May, 1981, without knowledge of zoning and setback requirements, the petitioners purchased the subject property in a private sale with the intention of constructing a one-story, 1,500 square foot building. The petitioners operate a workshop nearby (on Beaver Run Lane) to refinish, restore, and/or reupholster furniture, and the proposed building will be utilized for the warehousing of supplies and storage of furniture for this business. No protestants were present at the hearing.

Without reviewing the evidence and testimony in detail, but based on all the evidence presented at the hearing, in the opinion of the Deputy Zoning Commissioner, to approve the requested variances would be in strict harmony with the spirit and intent of the zoning regulations and would not adversely affect the health, safety, and general welfare of the community, and the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of November, 1982, that the

ORDER RECEIVED FOR FILING

DATE November 5, 1982
BY Deputy Zoning Commissioner

Petition for Variances to permit a front yard setback of 20 feet in lieu of the required 75 feet, side yard setbacks of 35 feet and 10 feet in lieu of the required 50 feet, and a rear yard setback of 7 feet in lieu of the required 50 feet, in accordance with the site plan filed herein, are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The proposed building shall be limited to 18 feet in height at the underside of the roof.
2. The building shall be utilized only for storage and warehousing. No retail sales or customers shall be allowed on the premises.
3. No more than one motor vehicle may be parked outside the building at anytime and that vehicle must use the designated space.
4. The occupants of the dwelling located to the north of the subject property may use the northern drive as temporary access only, that access may be closed at anytime by the Maryland Department of Transportation.
5. The site plan shall be modified to indicate the location and angle of the existing billboard, which shall meet all applicable requirements of Section 413 of the Baltimore County Zoning Regulations.
6. A revised site plan, incorporating the above restrictions, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Deputy Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari
TO Zoning Advisory Committee
Sharon M. Caplan
FROM Economic Development Commission
SUBJECT Item #266

Date: June 28, 1982

Item #266-- Property Owner: David I. & Cranie Rosen
Location: E/S York Road 590' S. from centerline of Beaver Run Lane
Existing Zoning: ML-IM
Proposed Zoning: Variance to permit a front yard setback of 20' in lieu of the required 75', to permit a side yard setback of 35' and 10' in lieu of the required 50' and to permit a rear yard setback of 7' in lieu of the required 50'.

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above request in the best interest of industrial expansion.

Sharon M. Caplan
SHARON M. CAPLAN

SMC:pmc

6294/57
MAP BLOCK 44 22 319

THIS DEED made this _____ day of _____
in the year One Thousand Nine Hundred and Eighty-one (1981).
BY AND BETWEEN THE PENN CENTRAL CORPORATION, a Pennsylvania corporation, and THE NORTHERN CENTRAL RAILWAY COMPANY, a corporation of the States of Maryland and Pennsylvania, both having offices at 1700 Market Street, Philadelphia, Pennsylvania 19103,

hereinafter referred to as the Grantor, and DAVID I. ROSEN, whose mailing address is 7505 Slade Avenue, Baltimore, Maryland 21208,

hereinafter referred to as the Grantee;

WITNESSETH, that in consideration of the sum of SIX THOUSAND DOLLARS (\$6,000.00)-----the said Grantor does remise, release and forever quitclaim unto the said Grantee, the heirs or successors and assigns of the said Grantee all right, title and interest of the said Grantor of, in and to, the premises described in Schedule "A" attached hereto and made a part hereof.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 28, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 29, 1982

RE: Item No: 265, 266, 267, 268, 270, 271 and 272
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

Items 265, 266, 267, 268, 271 and 272 have no bearing on student population. Item 270 would only result in a loss of two or three pupils.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

NNP/bp

SCHEDULE "A"

ALL THAT PARCEL of land situate in Cockeysville, County of Baltimore, and State of Maryland, bounded and described according to a plan of survey made by Ervin Engineering dated March 17, 1978, as follows: VIZ:

BEGINNING at an iron pipe now set at the intersection of the northwesterly line of land that has been conveyed to the Consolidated Rail Corporation by the Northern Central Railway Company and the easterly right of way line of York Road, Maryland Route 45, said road improved with a tunnel under the railroad identified as Tunnel No. 14.85, complete with approach ramp, and having a 66 foot wide right of way, said point of beginning also located 33.00 feet distant northwesterly, measured radially, from the centerline of the twin tracks of the railroad and the centerline of right of way formerly of said Railway Company (all bearings herein refer to those of the "Right of Way and Track Map, Northern Central Railway Co., Map No. VI/15"); (1) thence with the easterly right of way line of York Road North 00 degrees 18 minutes 00 seconds West a distance of 167.73 feet to an iron pipe now set marking a corner of land now or formerly of Frank Anthony Primus, et al, as recorded in Liber 4140 Folio 28 among the land records of Baltimore County, Maryland; (2) thence with the line of now or formerly Primus, North 89 degrees 42 minutes 00 seconds East a distance of 127.64 feet to an iron pipe now set on the aforesaid northwesterly line of Consolidated Rail Corporation, said point located 33.00 feet distant northwesterly, measured radially, from said centerline of the twin tracks of the railroad; (3) thence with the northwesterly line of Consolidated Rail Corporation along a curve to the left having a radius of 2490.80 feet, a chord of 210.77 feet, a chord bearing of South 26 degrees 58 minutes 10 seconds West, an arc distance of 210.83 feet to the point of beginning.

CONTAINING 10,392 square feet, more or less, or 0.2386 of an acre, more or less.

EXCEPTING AND RESERVING, however, to Grantor, easements for all existing wire and pipe agreements, occupancies and licenses, if any, between Grantor and other parties, of record or not of record, that in any way encumber the premises hereinabove described, together with the right to convey such easements to the occupant without securing approval of the Grantee herein. Grantor specifically reserves and retains all rentals, fees and considerations resulting from such agreements, occupancies, licenses and easement conveyances.

SUBJECT, however, to (1) the state of facts disclosed by the survey hereinabove mentioned; and (2) any easement, encumbrance, right or benefit that may have been created or recognized in or by that certain deed from a predecessor of the Grantor herein to Consolidated Rail Corporation, designated as Document No. NC-CRC-RP-1 in the Certification, as amended, of United States Railway Association to the Special Court, pursuant to Section 209(d) of the Regional Rail Reorganization Act of 1973, as amended, said deed not yet having been recorded.

THIS DEED is delivered by Grantor and accepted by Grantee upon the understanding and agreement that should any claim adverse to the title hereby quitclaimed be asserted and/or proved, no recourse shall be had against the Grantor.

TOGETHER with all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the premises above described and mentioned and hereby intended to be quitclaimed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Grantee, the heirs or successors and assigns of the Grantee, EXCEPTING, RESERVING and SUBJECT as aforesaid.

THE words "Grantor" and "Grantee" used herein shall be construed as if they read "Grantors" and "Grantees", respectively, whenever the sense of this instrument so requires and whether singular or plural, such words shall be deemed to include in all cases the heirs or successors and assigns of the respective parties.

IN WITNESS WHEREOF the said Grantor has caused this Deed to be executed the day and year first above written.

TEST: THE PENN CENTRAL CORPORATION
By: RICHARD D. JORDAN
Director of Property Sales Administration
Attest: _____ Secretary

-3-

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-77-A
David I. Rosen, et ux

Date: August 31, 1982

This office sees no particular basis for supporting the granting of the petitioner's request.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEGJGHalc

CC: Arlene January
Shirley Hess



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 15, 1982

Mr. & Mrs. David I. Rosen
7505 Slade Avenue
Baltimore, Maryland 21208

RE: Petition for Variances
E/S of York Rd., 590' S of the
center line of Beaver Run Lane -
8th Election District
David I. Rosen, et ux - Petitioners
NO. 83-77-A (Item No. 266)

Dear Mr. & Mrs. Rosen:

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

Very truly yours,
John M.H. Jung
JOHN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

pcc

The Penn Central Corporation
711 Third Avenue, New York, N.Y. 10017
Telephone (212) 599-8000

JUN 8 11 35 AM '81
RECEIVED
ASSOCIATES

June 5, 1981.

Office of the Supervisor of Assessments
of Baltimore County
Court House
Towson, Md. 21204

Dear Sir:

Enclosed is a survey plat illustrating 10,392 Sq. Ft. of land situate at York Road Conveyed to David I. Rosen, whose mailing address is 750 South Slade Avenue, Baltimore, Md. 21208, by deed dated May 8, 1981.

The property is known as Number 08-14-065371 and is assessed for \$45.

Please make this transfer effective with the 1981-82 fiscal tax billing.

Very truly yours,
Joseph P. Gigliotti
J. P. Gigliotti
General Tax Agent

Enc.

JPG/mk

19-03-01

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
E/S of York Rd., 590' S of the :
Centerline of Beaver Run Lane, :
8th District : OF BALTIMORE COUNTY

DAVID I. ROSEN, et ux, : Case No. 83-77-A
Petitioners

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 225, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of August, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. David I. Rosen, 7505 Slade Avenue, Baltimore, Maryland 21206, Petitioners.

John W. Hession, III
John W. Hession, III

August 18, 1982

Mr. & Mrs. David I. Rosen
7505 Slade Avenue
Baltimore, Maryland 21208

NOTICE OF HEARING

Re: Petition for Variances
E/S of York Rd., 590' S of the c/l of Beaver Run Lane
David I. Rosen, et ux - Petitioners
Case #83-77-A Item #266

TIME: 10:30 A.M.

DATE: Thursday, September 16, 1982

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

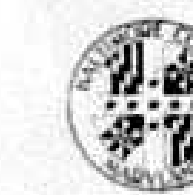
TOWSON, MARYLAND

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

No. 107930

DATE: 8-18-82 ACCOUNT: 01-662
AMOUNT: 25.00
RECEIVED FROM: *David I. Rosen*
FOR: *Flt. tax to Dec 266*
BY: *John W. Hession, III*
6 827*****250.00 8145A

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 10, 1982

Mr. & Mrs. David I. Rosen
7505 Slade Avenue
Baltimore, Maryland 21208

Re: Petition for Variances
E/S York Rd., 590' S of c/l of Beaver
Run Lane
David I. Rosen, et ux - Petitioners
Case #83-77-A

Dear Mr. & Mrs. Rosen:

This is to advise you that \$60.89 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 108973

DATE: 9-16-82 ACCOUNT: 01-662
AMOUNT: \$60.89
RECEIVED FROM: *David I. Rosen*
FOR: *Advertising & Posting*
Case # 83-77-A
6 0a*****60.89 816A
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCES

8th Election District

ZONING: Petition for Variances

LOCATION: East side of York Road, 590 ft. South of the centerline of Beaver Run Lane

DATE & TIME: Thursday, September 16, 1982 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:

Petition for Variances to permit a front yard setback of 20 ft. instead of the required 75 ft., to permit side yard setbacks of 35 ft. and 10 ft. instead of the required 50 ft. and to permit a rear yard setback of 7 ft. instead of the required 50 ft.

The Zoning Regulation to be excepted as follows:
Section 255.2 (241.1, 2 & 3) - front, side and rear yard setbacks in a M. L. -I.M zone when within 100 ft. of a residential zone

All that parcel of land in the Eighth District of Baltimore County

Being the property of David I. Rosen, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 16, 1982 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Beginning at a point on the east side of York Road 590'-0"± south of the centerline of Beaver Run Lane (1) thence south 09 degrees 18 minutes 00 seconds east a distance of 157.73 feet to a point located 33.00 feet distant northwesterly measured radialy from centerline of the twin tracks of the Consolidated Rail Corp; (2) thence, along a curve to the left having a radius of 2490.80 feet, a chord of 210.77 feet, a chord bearing of north 36 degrees 58 minutes 10 seconds east, an arc distance of 210.83 feet to an iron pipe set marking a corner of land now or formerly of Frank Anthony Primus, et al; (3) thence, south 89 degrees 42 minutes 00 seconds west a distance of 127.64 feet to the point of beginning.



Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Calhoun
Administrator

October 11, 1982

MEMORANDUM

TO: Mr. Charles Lee, Chief
Bureau of Engineering Access Permits

ATTN: Mr. George Wittman

FROM: John D. Bruck
Assistant Bureau Chief
Bureau of Highway Planning
and Program Development

BY: Ronald Spalding
Regional Planner

RE: Baltimore County
Md. 45 - Rosen Property

Our comments on the subject property are as follows:
The 1980 Highway Needs Inventory includes an improvement (multi-lane reconstruct) to Md. 45 from Cockeysville Rd. to Shawan Rd. However, this project is not a high priority and is not included in the current CTP.

Recently, there have been discussions with Baltimore County staff, the District Engineer and the leader of a community group concerning the State's priority on improving the section of Md. 45 through Cockeysville.

It appears to me that interest in this project may be mounting in the County, and they could submit a formal request to SHA asking that a project be programmed either in the CTP or SPP.

With this thought in mind, I am submitting to you a proposed alignment drawing of the recommended alternate from a 1973 study. This alignment proposes to remove the Penn Central

My telephone number is 659-1127

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. Charles Lee
Page 2
October 11, 1982

Railroad structure and build an at-grade intersection. The roadway improvement is proposed to be done in an 80' right-of-way.

If you have any questions, please contact Ron Spalding on Ext. 1128.

JDB:r

cc: Mr. J. L. White

ALIGNMENT NO. 4
MARYLAND ROUTE 45
(YORK ROAD)

Scale: 1" = 200'

For Profile See Figure XIII

Figure XI

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

July 2, 1982

Re: Z.A.C. Meeting of 6-29-82
ITEM: #266.
Property Owner: David I. & Cranie Rosen
Location: E/S York Road
Route 45, 590' S. from
centerline of Beaver Run
Lane
Existing Zoning: ML-IM
Proposed Zoning: Variance
to permit a front yard set-
back of 20' in lieu of the
required 75' to permit a
side yard setback of 35'
and 10' in lieu of the
required 50' and to permit
a rear yard setback of 7'
in lieu of the required 50'.
Acres: 167.73 X 127.64/
210.77
District: 8th

Dear Mr. Hammond:

On review of the site plan (MDB 100-387) and field inspection on June 29, 1982, the State Highway Administration will require revisions to the plan.

The revised plan must show the following comments:

1. State Highway Administration Type "A" concrete curb and gutter along the east side of the service road frontage 15' from the face of the westbound curb.

Mr. William Hammond
Page - 2 -
July 2, 1982

2. The access to the south must show a 30' channelized entrance with radii of 10' or greater.
3. The north access must be 25' in width with 10' radii and a 5' tangent at the north property line.

On the day of inspection it was noticed that all access to the northeast (Primus Property) gain access to their property by way of an existing access road located at your south property line.

The State Highway Administration will require you to show in writing that the parties using this access have no prior rights or agreement before access is closed to them or you are agreeable to have the north entrance used as in-common.

It is requested the plan be revised and closing of the access to the south be resolved prior to a hearing date.

All work with the State Right of Way must be through permit and a bond in the amount of \$5,000.00 posted to guarantee construction.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Wimbley

Mr. A. Wm. David Rosen
York Road Avenue
Baltimore, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 2nd day of July, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: David I. Rosen, et ux

Petitioner's Attorney

Reviewed by: Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8 Date of Posting: 9/29/82

Posted for: Petition for Variance

Petitioner: David I. Rosen, et ux

Location of property: E/S York Rd., 590' S. of TC
centerline of Beaver Run Lane

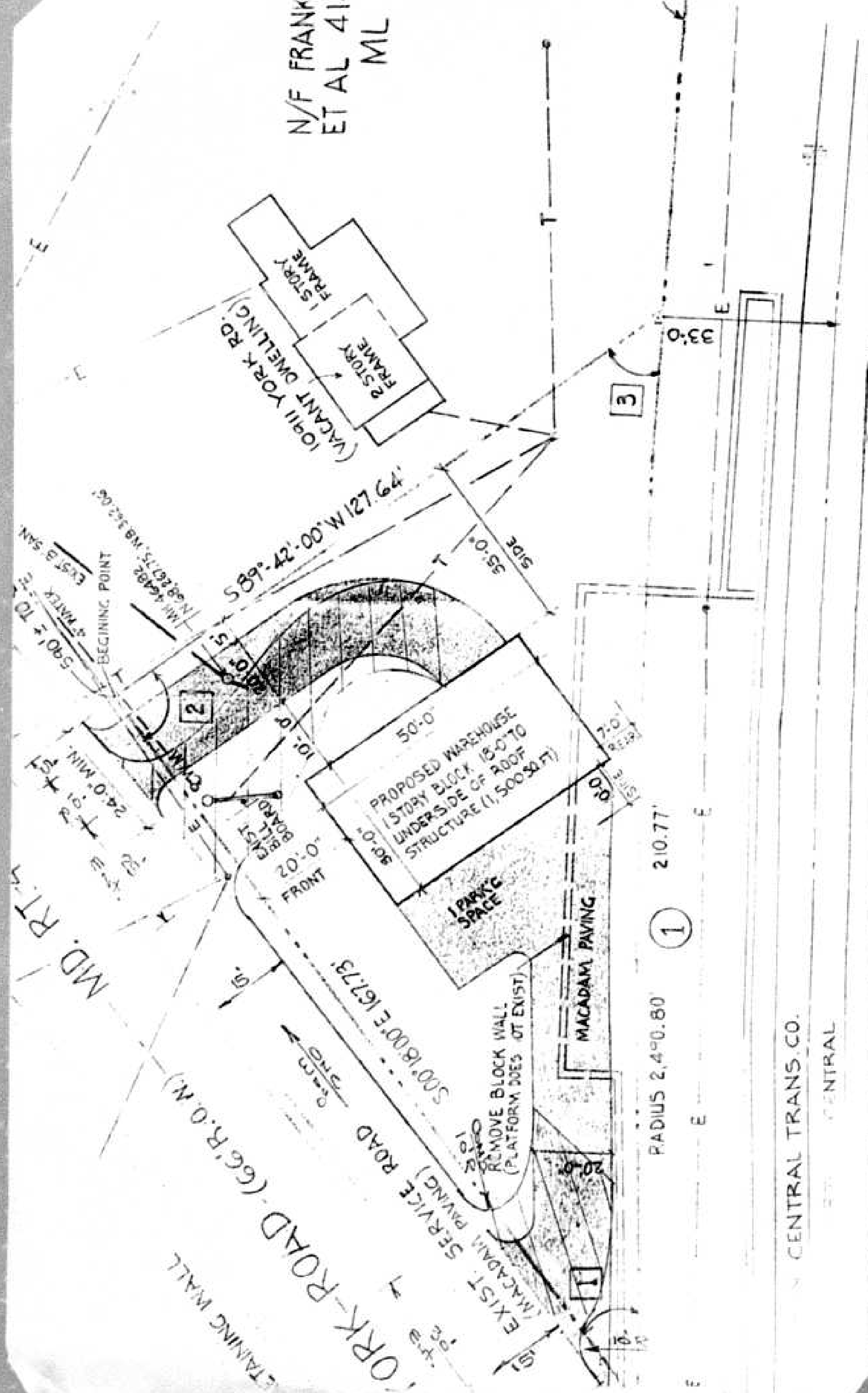
Location of Signs: along extended of service rd and
beginning of tunnel for MD Rt 45

Remarks:

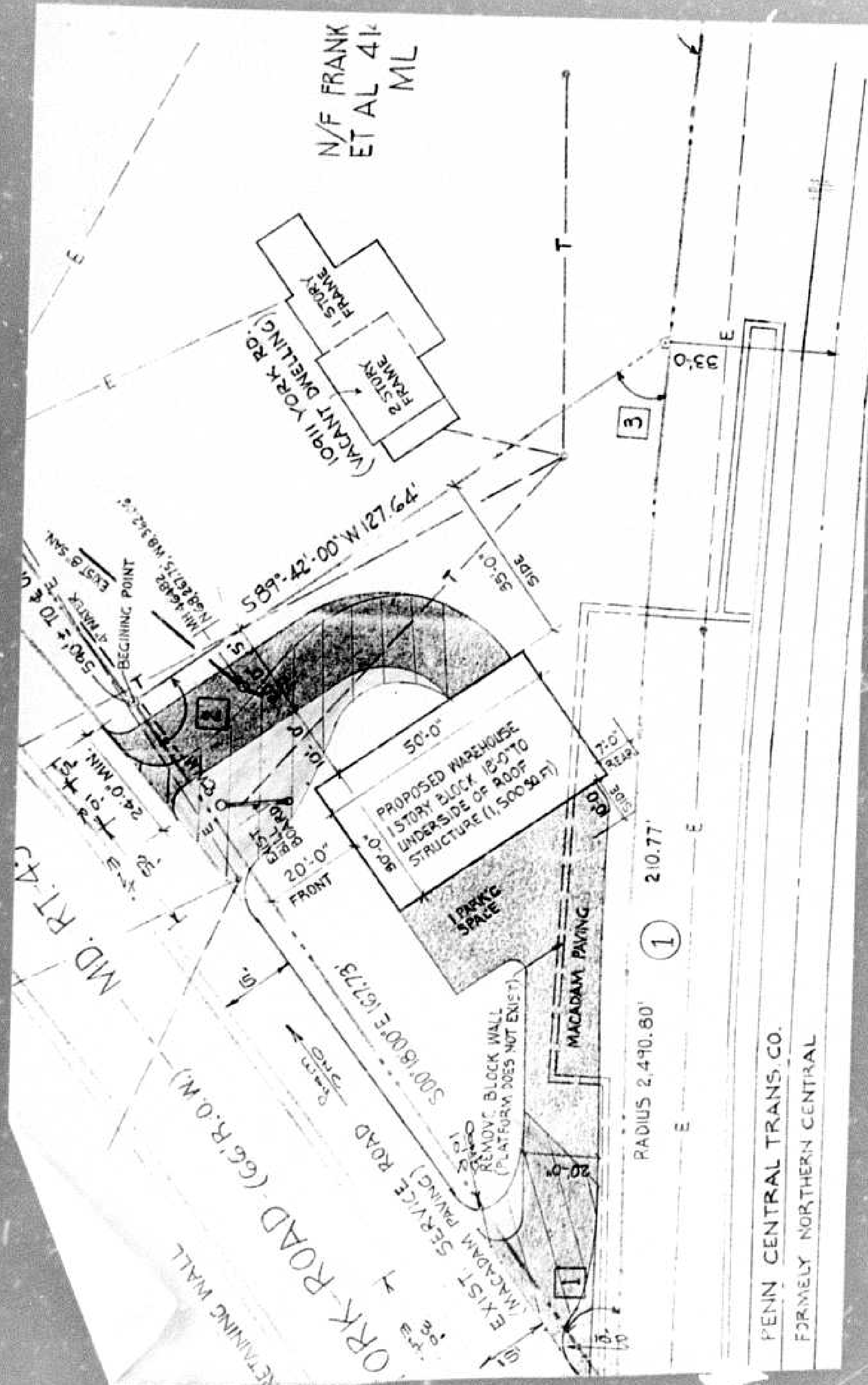
Posted by: Ann J. Williams Date of return: 9/3/82

Number of Signs: 1

N/F FRANK
ET AL 41
ML



N/F FRANK
ET AL 41
ML



PETITION FOR VARIANCE

NOTICE: Petition for Variance
LOCATION: East side of York Road, 250 ft. South of the center line of Beaver Run Lane.
DATE & TIME: Thursday, September 16, 1982 at 10:30 A.M.
PUBLIC HEARING: Room 100, 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:
Purpose: Petition for Variance to permit a front yard setback of 30 ft. instead of the required 25 ft., to permit side yard setbacks of 10 ft. and 10 ft. instead of the required 10 ft. and to permit a rear yard setback of 7 ft. instead of the required 10 ft.
The Zoning Regulation to be excepted as follows:
Section 20-2 (201.1, 2 & 3) - front, side and rear yard setbacks in an M.L.-1.1B zone when within 100 ft. of a residential zone.
All lot parcel of land in the Eighth District of Baltimore County, beginning at a point on the east side of York Road 250 ft. south of the centerline of Beaver Run Lane (1) thence south 30 degrees 15 minutes 00 seconds and a distance of 167.75 feet to a point located 25.00 feet distant northerly measured radially from centerline of the two tracks of the Consolidated Rail Corp.; (2) thence along a curve to the left having a radius of 200.00 feet, a chord of 200.00 feet, a chord bearing of north 55 degrees 15 minutes 30 seconds east, an arc distance of 210.00 feet to an iron pipe and marking a corner of land now or formerly of Frank Anthony Primus, et al.; (3) thence, south 88 degrees 02 minutes 00 seconds west a distance of 127.64 feet to the point of beginning.
Being the property of David I. Room, et al., as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, September 16, 1982 at 10:30 A.M.
Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND
Zoning Commissioner
Baltimore County
Aug. 11

CERTIFICATE OF PUBLICATION

TOWSON, MD, August 26, 1982
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~one time~~ one time before the 16th day of September, 1982, the ~~16th~~ publication day of the 26th day of August, 1982.

THE JEFFERSONIAN
D. Frank Smith
Manager.

Cost of Advertisement, \$

NO. 166	ST. 11P	MAP BLK. PARCEL LTR. FOR R. TYP. PRIMARY DESCRIPTION
BALTIMORE	MD 21208	042 22 00319 6294 0159 A 0.2566 AC ES
SUPPLEMENTARY DESCRIPT PLAT S/C BLK LOT BK FOL ST-NO STREET DIR		
YORK RD YORK RD		
PURCHASE	GROUND	FORMER OWNER
6,000		NORTHERN CENTRAL RAILROAD CO
TRANSFER		
060581 045846		
FEET DIR	STREET	FRONT BACK SIDE-1 SIDE-2 AREA CARD FR-DATE DE
NE PENNSYLVANIA		167.43 210.63 127.64 .01 09010 01272 010823

SET BACKS

PROPOSED	IN LIEU OF
FRONT 20'	75'
SIDE 35'	50'
SIDE 10'	50'
REAR 7'	50'

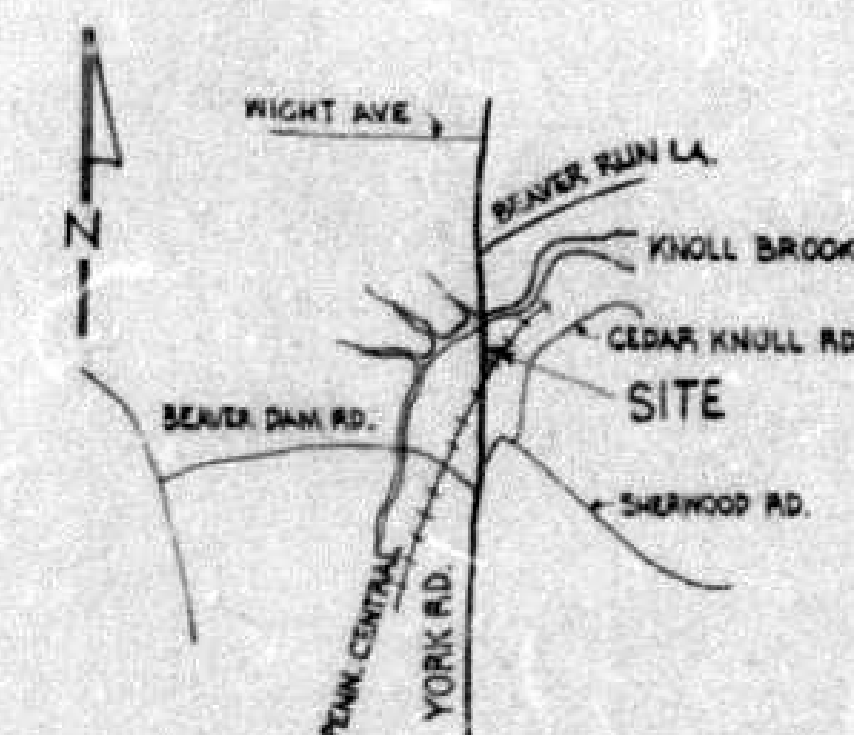
① CURVE DATA

RADIUS	2,490.80'
DELTA	4° 50' 59"
ARC	210.83'
TAN	105.48'
CHORD	210.77'
CHORD BRG.	S 36° 58' 10" W

(BEARINGS SHOWN REFER TO THOSE SHOWN ON RAILWAY MAP VI/15)

INTERIOR ANGLES

DEGREES	MAP COORDINATES
① 37° 16' 10"	N 68, 108.50' W 8, 327.75'
② 90° 00' 00"	N 68, 269.75' W 8, 384.00'
③ 52° 43' 50"	N 68, 313.85' W 8, 240.125'



VICINITY MAP

SCALE: 1" = 2,000'

PARKING DATA

1 SPACE REQ'D. 1 SPACE PROVIDED

PETITION TO ACCOMPANY
ZONING VARIANCE FOR
CRANIE & DAVID ROSEN

ITEM #266

PARCEL MDB 100-387

PRESENT ZONING ML-IM
AREA 10,392 SQ. FT. (0.2386 ACRES)
5TH ELECTION DISTRICT
SCALE: 1" = 80'-0"

