

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 29, 1971

3648 Corporation
3648 Washington Blvd.,
Baltimore, Maryland 21227

RE: Type of Hearing: Variance
Locations: S/E Cor. Monumental and Hoffman Aves.
Petitioners: 3648 Corporation
Committee Meeting of December 14, 1971
13th District
Item #57

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.

The subject property is located on the northeast corner of Monumental and Hoffman Avenues. To the north, opposite Monumental Avenue, to the west, opposite Hoffman Avenue, and to the south of the subject property, lies vacant land. Directly adjacent to the property on the east is the Baltimore County Beltway. The property is presently improved with a small one story dwelling. There is no curb and gutter existing at this location.

BUREAU OF ENGINEERING:

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.

Highways:

Hoffman and Monumental Avenues, existing roads, are proposed to be ultimately improved as 60 foot closed type roadway cross sections on 60 foot and 50 foot rights-of-way, respectively. Highway improvements are not required at this time. Highway right-of-way and widening will be required in connection with any grading or building permit application. The plat should be revised to incorporate these required highway right-of-way widenings.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

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Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Baltimore Beltway (I-695) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 50-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water:

Public water supply is available and serving this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property which is utilizing private on site sewerage.

PROJECT PLANNING DIVISION:

The comments of the Department of Traffic Engineering must be complied with.

HEALTH DEPARTMENT:

Metropolitan water is available to the site. Soil evaluation must be made prior to approval of building permit.

3648 Corporation
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Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

FIRE DEPARTMENT:

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1957 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

DEPARTMENT OF TRAFFIC ENGINEERING:

The entrance to this site must be a minimum of 24 feet and the driveway must be a minimum of 20 feet.

STATE HIGHWAY ADMINISTRATION:

An inspection of the subject site showed that there will be no adverse effect to the Baltimore Beltway.

ZONING ADMINISTRATION DIVISION:

Approval of the subject petition is being withheld because of the following revisions to be made to the plan:

1. The plans must be revised to show the proposed right of way widenings for Hoffman and Monumental Avenues.
2. The proposed entrance must be revised to indicate a minimum width of 24 feet and the driveway must be maintained as 20 feet.

Very truly yours,

OLIVER L. MYERS, Chairman

JED:JD
Enc.

3648 Corporation
3648 Washington Blvd.
Baltimore, Maryland 21227

100-897

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition does not meet the Zoning Commissioner's requirements for filing as per attached.

Eric B. Myers
ERIC B. MYERS,
Zoning Commissioner

Owner Name: 3648

Reviewed by:

72-264
72-170

January 7, 1972

3648 Corporation
3648 Washington Blvd.,
Baltimore, Maryland 21227

RE: Type of Hearing: Variance
Locations: S/E Cor. Monumental and Hoffman Aves.
Petitioners: 3648 Corporation
Committee Meeting of December 14, 1971
13th District
Item 97

Dear Sirs:

This office has received revised drawings and we are scheduling the above referenced case for a hearing.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 7, 1972

3648 Corporation
3648 Washington Blvd.,
Baltimore, Maryland 21227

RE: Type of Hearing: Variance
Locations: S/E Cor. Monumental and Hoffman Aves.
Petitioners: 3648 Corporation
Committee Meeting of December 14, 1971
13th District
Item 97

Dear Sirs:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing, date and time, which will be held not less than 30 days, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at 496-3351.

Very truly yours,

JAMES E. DYER,
Zoning Supervisor

JED:JD

Enclosure

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, 3648 CORPORATION, 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 238.1, (238.1, 238.2) to permit a frontyard setback of 20 feet in lieu of the required 25 feet. To permit a sideyard setback of 13 feet in lieu of the required 30 feet. Section 238.2 (243.2) To permit a sideyard setback of 20 feet from an expressway in lieu of the required 50 feet.

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

Setbacks required will not allow proper size building to be built on lot. No additional land is available because of roads on both sides of property.

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 3648 Corporation Legal Owner
Address 3648 Washington Blvd. 21227
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of January, 1972, 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 7th day of February, 1972 at 10:30 o'clock.

James E. Dyer
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES
SW/corner of Monumental and Hoffman Avenues - 13th District
3648 Corporation - Petitioners
NO. 72-170-A (Item No. 97)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner has withdrawn his Petition, and it is, therefore,

ORDERED by the Deputy Zoning Commissioner of Baltimore County this 2nd day of March, 1972, that the said Petition be and the same is hereby DISMISSED without prejudice.

James E. Dyer
Deputy Zoning Commissioner of Baltimore County

All that parcel of land in the Thirteenth District of Baltimore County beginning at the Southwest corner of Monumental Avenue and Hoffman Avenue, thence running Easterly on the Southside of Monumental Avenue 99.98' to the Westside of the Southbound lane of the Baltimore Beltway, thence running along the Westside of the Southbound lane of the Baltimore Beltway in a Southerly direction 222.77' to a point, thence running 101.27' in a Southwesterly direction to a point, thence running in a Northerly direction on the East side of Hoffman Avenue 228.20' to the point of beginning.

Property known as 2301 Monumental Avenue and owned by the 3648 Corporation.

3648 CORPORATION
3648 Washington Boulevard
Baltimore, Maryland 21227

March 17, 1972

Zoning Commissioner
Baltimore County
County Office Building
Towson, Maryland 21204
RE: No. 72-170-A
Monumental and Hoffman Avenues

Gentlemen:

Request that Petition for Variance be withdrawn on the subject captioned property.

Very truly yours,

Matthew P. Kibler
MATTHEW P. KIBLER, PRESIDENT
3648 CORPORATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: February 7, 1972

FROM: George E. Gavelly, Director of Planning

SUBJECT: Petition #72-170-A. Southwest corner of Monumental and Hoffman Avenues
Petition for Variance for front and side yards.
3648 Corporation - Petitioner

13th District

HEARING: Monday, February 7, 1972 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to make relative to pertinent planning factors:

If the requested variances are granted, the development approval should be conditioned on compliance with a site plan which has the approval of appropriate County agencies.

GEG:NEG:msh



STATE HIGHWAY ADMINISTRATION

300 WEST PRESTON STREET
BALTIMORE, MD. 21201

December 16, 1971

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

Dear Mr. DiNenna:

An inspection at the subject site showed that there will be no adverse effect to the Baltimore Beltway.

Very truly yours,

Charles Lee, Chief
Development Engineering
Section

John E. Meyers
By: John E. Meyers
Asst. Development Engineer

CL:JEM:rbk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNenna

TO: Zoning Commissioner

Date: December 23, 1971

FROM: Richard B. Williams

Project Planning Division

SUBJECT: Zoning Advisory Agenda Item #97

December 14, 1971
3648 Corporation
S/E Cor. Monumental and Hoffman Aves.

The comments of the Department of Traffic Engineering must be complied with.

March 21, 1972

Mr. Matthew P. Kibler
President
3648 Corporation
3648 Washington Boulevard
Baltimore, Maryland 21227

RE: Petition for Variances
SW/corner of Monumental and Hoffman Avenues - 13th District
3648 Corporation - Petitioners
NO. 72-170-A (Item No. 97)

Dear Mr. Kibler:

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

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED:mec

Enclosure

cc: Mr. T. A. Barnes
Sales Manager
924 Frederick Road
Catoonsville, Maryland 21228

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 Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the granting of the above Variance should be had; and it further appearing that by reason of the Variance requested not adversely affecting the health, safety, and general

welfare of the community, a Variance to permit a front yard setback of twenty (20') feet in lieu of the required twenty-five (25') feet; a side yard setback of thirteen (13') feet in lieu of the required thirty (30') feet; and a side yard setback of twenty (20') feet from an expressway in lieu of the required fifty (50') feet

a Variance should be granted. IT IS ORDERED by the Zoning Commission of Baltimore County this February

day of December, 1971, that the herein Petition for a Variance should be and the City of Baltimore, Maryland, do hereby grant the same to the Petitioner to permit a front yard setback of twenty (20') feet in lieu of the required twenty-five (25') feet; a side yard setback of thirteen (13') feet in lieu of the required thirty (30') feet; and a side yard setback of twenty (20') feet from an expressway in lieu of the required fifty (50') feet, subject to the approval of a plan of development by the Planning Services 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 Commission of Baltimore County, this day of December, 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County
PETITION VOID. See revised Petition.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna Date: December 20, 1971
ATTN: Oliver L. Myers
FROM: Ellsworth N. Dyer, P.E.

SUBJECT: Item #97 (1971-1972)
Property Owner: 3648 Corporation
S/E corner Monumental and Hoffman Avenues
Present Zoning: M.H.
Proposed Zoning: Variance from 258.1, 238.2 - front yard
District: 13th
No. Acres: 100' x 230'

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.

Highways:

Hoffman and Monumental Avenues, existing roads, are proposed to be ultimately improved as 60-foot closed-type roadway cross-sections on 60-foot and 50-foot rights-of-way, respectively. Highway improvements are not required at this time. Highway right-of-way and widening will be required in connection with any grading or building permit application. The plat should be revised to incorporate these required highway right-of-way widenings.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Baltimore Beltway (I-695) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Item #97 (1971-1972)
Property Owner: 3648 Corporation
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Storm Drains: (Cont'd)

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 50-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water:

Public water supply is available and serving this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property which is utilizing private onsite sewerage.

Ellsworth N. Dyer
Ellsworth N. Dyer, P.E.
Chief, Bureau of Engineering

END: EAM: PWR:mr

C-W Key Sheet
23 SW 11 Position Sheet
SW 5 O Topo
109 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: December 15, 1971
FROM: Hoyt V. Bonner
SUBJECT: Item 97 - Zoning Advisory Committee Meeting, December 14, 1971

97. Property Owner: 3648 Corporation
Location: S/E Cor. Monumental and Hoffman Aves.
Present Zoning: M.H.
Proposed Zoning: Variance from 258.1, 238.2 - front yard
District: 13
No. Acres: 100' x 230'

Metropolitan water is available to the site. Soil evaluation must be made prior to approval of building permit.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Hoyt V. Bonner
Hoyt V. Bonner
Sanitarian II
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

TO: S. Eric DiNenna, Zoning Commissioner DATE: December 15, 1971
Attention: Mr. Myers
FROM: Fire Prevention Bureau
Fire Department
SUBJECT: Property Owner: 3648 Corporation

Location: S/E Corner Monumental and Hoffman Avenues
ITEM # 97 Zoning Agenda: December 14, 1971

() 1. Fire hydrants for the proposed site (are required and) shall be in accordance with Baltimore County Standards.
The hydrants shall be located at intervals of feet along an approved road.

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

() 3. The dead-end condition shown at

exceeds the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code prior to occupancy or commencement of operations.

(X) 5. The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

() 6. The Fire Department has no comment on the proposed site.

() 7. Site plans approved as shown.

H. K. Hall
H. K. Hall
Planning Division
Fire Prevention Bureau

Note: Above comments indicated with a check apply.

mb

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna Date: December 27, 1971
ATTN: Oliver L. Myers
FROM: Michael S. Flanigan
SUBJECT: Item 97 - ZAC - December 14, 1971
Property Owner: 3648 Corporation
SE Corner Monumental & Hoffman Aves.
Variance from 258.1, 238.2 - front yard

The entrance to this site must be a minimum of 24 feet and the driveway must be a minimum of 20 feet.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:mr

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF EDUCATION
ZONING ADVISORY COMMITTEE MEETING
OF Dec. 14, 1971

Petitioner: 3648 Corp

Location:

District: 13

Present Zoning:

Proposed Zoning:

No. of Acres:

Comments: NO BEARING ON STUDENT POP.

point of beginning.
Being the property of 3648
Corporation, as shown on plat plan
filed with the Zoning Department.
Hearing Date: Monday, February
7, 1977 at 10:30 A.M.
Public Hearing: Room 106
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENNO
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PO J 6942
Req. No. A 9713

Cost of Advertisement, £.....

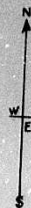
Revised Plans:
Change in outline or description _____ Yes
_____ No
Map # _____

Reviewed by Oliver L. Murray Jr.
Chairman of
Advisory Committee

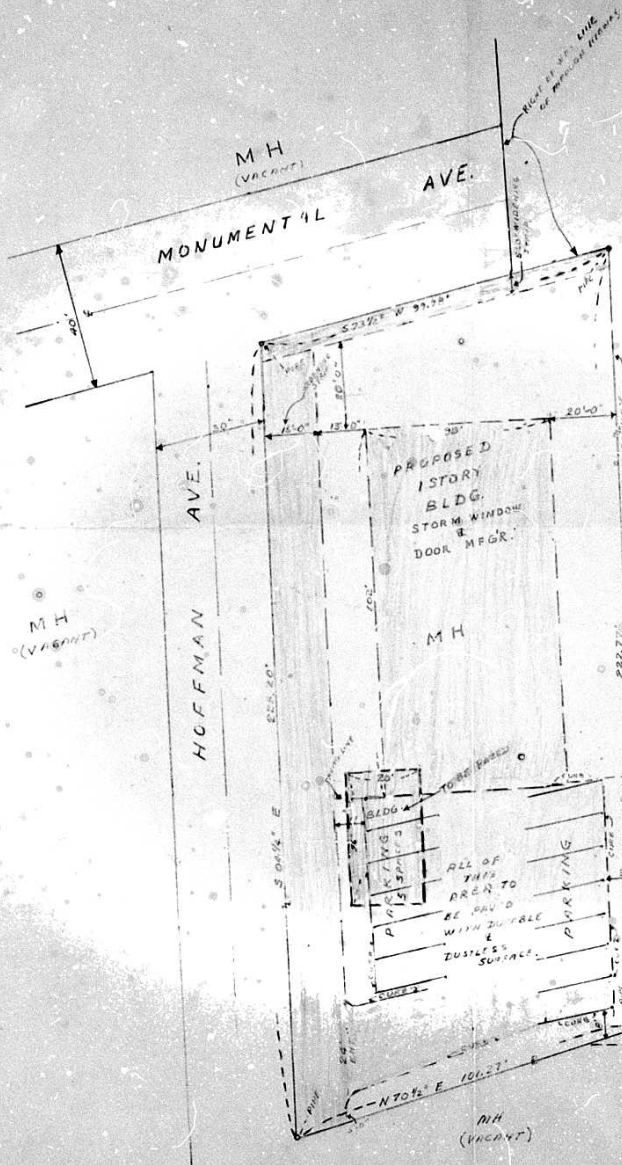
Reviewed by Oliver J. Meyer
Chairman of
Advisory Committee

C. F. Hays
411 Newburg Ave.
Baltimore, Md. 21228
Advertising and posting of property for 364B Corp.
#72-170-A

3648 Corporation
3648 Wash Ingtou Blvd.
Baltimore, Md. 21227
Advertising and posting of property
#72-170-A



SCALE 1"=20'



PLAT OF A LOT
FOR
3648 CORPORATION
2301 MONUMENTAL AVENUE,
LANDSDOWNE, 13TH DIST.
BALTIMORE COUNTY, MD.

PARKING BREAKDOWN
MAX. OF 4 EMPLOYEES
1 SPACE - 1 EMPLOYEE & 2 FEET
12 SPACES - PROVIDED

PROPERTY ZONED MH

0.635 ACRES

