

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Paul C. Wolman, Jr., and
I, or we, Eugene H. Schreiber, 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 255.1 and 238.2

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
to permit side yards of zero (0) feet instead of the required thirty (30) feet, and a rear yard of zero (0) feet instead of the required thirty (30) feet, because strict compliance would cause practical difficulty and unreasonable hardship due to the shape of this tract and other factors to be covered at the time of the hearing hereon.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

We, the undersigned, 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.

DATE: August 9, 1972
BY: Paul C. Wolman, Jr.
Contract Number:
Address:

Eugene H. Schreiber
Eugene H. Schreiber, Legal Owner
Address: 912 Fiddlers Building
Baltimore, Maryland 21202

James D. Nolan
Protestant's Attorney
Address: 204 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day

of July, 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 13th day of October, 1972, at 11:00 o'clock

Eric D. DiMenna
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR A VARIANCE : BEFORE THE
Beginning 1119' NW of Reisterstown Road and the Green Spring Branch of N. C. R. R. - 3rd District : DEPUTY ZONING
Paul C. Wolman, et al - Petitioners : COMMISSIONER
NO. 73-88-A (Item No. 16) : OF
BALTIMORE COUNTY

This Petition represents a request for a zero (0) foot Variance to sides and rear yard setback requirements. The subject parcel is located on the southwest side of Reisterstown Road, 1119' northwest of Green Spring Valley Road and is presently improved with a M.L.R. building and use.

Testimony indicated that the Petitioner, Malco Plastics, Inc., desires to expand their plant which presently manufactures sixty (60) percent of the world's credit cards. In the event that the existing facilities cannot be extended, it would be necessary for them to relocate the entire plant to another location.

The present plant was built to M. L. R. standards and requirements, i.e., the building is of a brick construction with foundation planting. Parking areas are surrounded by large green areas improved with trees and landscaping. Identification signs are small and unobtrusive in nature. The addition is to be designed to fit in with the existing improvements. As a result of a study, the Petitioners determined that a one (1) story building would not only be more compatible with the existing improvements, but existing soil bearing conditions would not permit the construction of a multi-story building.

No exterior loading will take place on the site. Facilities for loading and maneuvering are to be provided on the interior of the proposed addition. Access to the loading area will be by way of the existing macadam driveways and parking areas along the northernmost side of the property.

After reviewing the above testimony, it is the opinion of the Deputy Zoning Commissioner, that the Petitioners have met the burden of proving

hardship, and that the conditional granting of the requested Variances, at least in part, will not be detrimental to the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 9th day of November, 1972, that Variances to permit side and rear yard setback areas of five (5) feet for each side and ten (10) feet for the rear should be GRANTED subject, however, to the following conditions:

1. That no egress or ingress be provided to the proposed addition from the access road that adjoins the south side of the property.
2. That all loading be done on the interior of the proposed addition.
3. That landscaping be provided on the five (5) foot side yard area along the south side of the proposed addition.
4. That the front and south side of the addition be constructed of the same material used on the respective sides of the existing building.
5. Approval of a site plan by the Department of Public Works, State Highway Administration, and the Office of Planning and Zoning.

James D. Nolan
Deputy Zoning Commissioner of Baltimore County

LIMITS OF EXISTING PROPERTY

BEGINNING for the same at a point in the center of the Reisterstown Road, as laid out and now existing, distant 1119 feet northwesterly from the intersection of the said center of the Reisterstown Road and the center of the Green Spring Branch of the Northern Central Railroad, said point being at the end of the First Line North 38 degrees 00 minutes 00 seconds West 17.50 feet to a point thence leaving the center of the Reisterstown Road and binding on the second line of the above last mentioned parcel of land South 61 degrees 06 minutes 00 seconds West 699.32 feet to the end thereof and to a point in the center of the Green Spring Branch of the Northern Central Railroad, thence binding on the center of the aforesaid railroad and on the third line of the above last mentioned parcel of land South 54 degrees 37 minutes 25 seconds East 282.82 feet to the end of the second line of the above first mentioned parcel of land, thence binding reversely on the aforesaid second line of the above first mentioned parcel of land and on the fourth or last line of the above last mentioned parcel of land North 53 degrees 46 minutes 00 seconds East 609.91 feet to the place of beginning, containing 2.95 acres of land more or less, excluding the bed of Reisterstown Road and excluding the bed of the Green Spring Branch of the Northern Central Railroad.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 9, 1972

COUNTY OFFICE BUILDING
116 W. Chincoteague Ave.
Towson, Maryland 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOARD OF COMMISSIONERS

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PRODUCT PLANNING

BUILDING DEPARTMENT

ADULT EDUCATION

INDUSTRIAL RELATIONS

WATER, SEWER, GAS

DEVELOPMENT

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

August 14, 1972

Division of Engineering
ELLSWORTH H. GIBBS, P. E. CHIEF

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

Re: Item #16 (1972-1973)
Property Owner: Paul C. Wolman Jr. & Eugene H. Schreiber
N/S of Reisterstown Rd., 1119' N/W of Green Spring Branch of North Central RR
Present Zoning: M-1
Proposed Zoning: Variance from Section 255.1 and 238.2 to permit side yards of 0' instead of required 30' and a rear yard of 0' instead of required 30' District: 3rd No. Acres: 2.95 Acres

Dear Mr. DiMenna:

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.

Highways:

Access to the proposed addition shall be from Reisterstown Road, which is a State Road serving the presently developed frontage of the entire property. Any future access to the parallel "access road to rear properties" shall be by negotiated agreement with the offsite property owners.

Storm Drains:

Offsite storm drainage enters from the property to the northwest and present drainage along the southeastern side of the property drains to a main that contributes flow to the pipes under the adjacent property "access road".

No provisions for accommodating storm water or drainage have been indicated on the subject plans; however, storm drainage studies, facilities and easements or flood plain reservations will be required in connection with the proposed development of this property.

No building or structure of any kind is permitted over a public storm drainage pipe or within a public drainage easement. This plan should be revised to indicate the proposed method of solving the drainage problems.

Item #16 (1972-1973)
Property Owners: Paul C. Wolman Jr. and Eugene H. Schreiber
Page 2
August 14, 1972

Storm Drains. (Cont'd)

Therefore, 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.

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.

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.

Water and Sanitary Sewer:

Sewer and water are available from the existing service in the front portion of this property.

Very truly yours,

Ellsworth H. Gibbs
P.E., Chief, Bureau of Engineering

END:RAM:EL:as

1-28 Key Sheet
10 1/2" x 20" Position Sheet
10 1/2" x 10" Top
67 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

August 3, 1972

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

Re: Item 16 - ZAC - July 25, 1972
Property Owners: Paul C. Wolman Jr. & Eugene H. Schreiber
Reisterstown Road NW of Green Spring Branch of Northern Central RR - Variance from Section 255.1 and 238.2 to permit side yards of 0' instead of required 30' and a rear yard of 0' instead of required 30' - District 3

Dear Mr. DiMenna:

No traffic problems are anticipated from the requested variances.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

NSF:nr



July 26, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: Mr. John J. Ollion

Re: Z.A.C. meeting, July 25, 1972
Item 16, Paul C. Wolman Jr. and
Eugene H. Schreiber, N/S of
Reisterstown Road, (Rte 140) 1119'
N/W of Green Spring Branch of North
Central RR, Present Zoning - M.L.
Proposed Zoning - Variance from Sec.
255.1 and 238.2 to permit side yards
of 0' instead of required 30' and a
rear yard of 0' instead of required
30', Dist. 3 2.95 acres

Dear Mr. DiNenna:

The existing entrance into the subject site is in accordance with
current State Highway Administration standards.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

By: John E. Meyers
Asst. Development Engineer



P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Harry A. Hughes
Secretary
David H. Fisher
Asst. Sec.

April 17, 1972

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
ATTN: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

RE: Property Owner: Adam L. Lapez

Location: N/S German Hill Road 125' E of New Line Road
Item No. 15 Zoning Agenda April 4, 1972

Gentlemen:

Pursuant to your request, the referenced property have 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
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 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: CHAM Noted and Approved: Paul H. Reinisch
J. Planning Group Social Connection Division Deputy Chief
Date: 4/17/72 Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Comm. Date: August 1, 1972

FROM: H. B. Staab - Industrial Development Commission

SUBJECT: ZAC Agenda - July 25, 1972
Item 16 Paul C. Wolman, Jr. and Eugene H. Schreiber (Malco Plastics)
N/S Reisterstown Road, 1119' N/W of Green Spring Branch
of North Central RR
Present Zoning - M.L.
Proposed Zoning - Variance from Section 255.1 and 238.2
to permit side yards of 0' instead of required 30' and rear
yard of 0' instead of required 30'

The Industrial Development Commission has reviewed the
subject petition and site and offers the following comments.

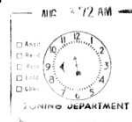
Malco Plastics, Inc. began operations at the above location in
early 1965. Since that time, the operation has continued to
grow. In order to increase the size of their building to meet
production requirements at this present location, it is necessary
to expand to the property lines.

As this is an established and growing company and cannot
expand without the requested variance, this office recommends
that their request for a variance to overcome this hardship
be given favorable consideration.

Very truly yours,

W. Nick Petrovich
Field Representative

H. B. STAAB
Director



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 27, 1972

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

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

Dear Mr. DiNenna:

Comments on Item 16, Zoning Advisory Committee
Meeting, July 25, 1972, are as follows:

Property Owner: Paul C. Wolman Jr. and Eugene H. Schreiber
Location: N/S of Reisterstown Road, 1119' N/W of Green
Spring Branch of North Central RR
Present Zoning: M.L.
Proposed Zoning: Variance from Section 255.1 and 238.2
to permit side yards of 0' instead of required 30'
and a rear yard of 0' instead of required 30'
District: 3
No. Acres: 2.95

New plot plan must be submitted showing water and
sewer provisions.

Very truly yours,

Thomas H. Devin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:amc

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
Jefferson Building
Suite 201
Towson, Md. 21204
(410) 321-1111

August 7, 1972

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 16, Zoning Advisory Committee Meeting, July 25, 1972,
are as follows:

Property Owner: Paul C. Wolman Jr. and Eugene H. Schreiber
Location: N/S of Reisterstown Road, 1119' N/W of Green Spring Branch of
North Central RR
Present Zoning: M.L.
Proposed Zoning: Variance from Section 255.1 and 238.2 to permit side yards
of 0' instead of required 30' and a rear yard of 0' instead of
required 30'
District: 3
No. Acres: 2.95 acres

The plan should be revised prior to applying for a building permit to show:
1. How the parking bays are situated and how the circulation works for the
trucks to the loading area.
2. Screening and landscaping along the frontage on Reisterstown Road.

Very truly yours,

Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: July 27, 1972

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

Re: Item #16 ZAC meeting of July 25, 1972
Property Owner: Paul C. Wolman, Jr. and Eugene H. Schreiber
Location: N/S of Reisterstown Rd, 1119' N/W of Green Spring Branch of North
Central RR
Present Zoning: M.L.
Proposed Zoning: Variance from Section 255.1 and 238.2 to permit side yards
of 0' instead of required 30' and a rear yard of 0' instead of required 30'
District: 3
No. Acres: 2.95 acres

Dear Mr. DiNenna:

No bearing on student population.

MJP:ld

T. BAYARD WILLIAMS, JR., PRESIDENT
MR. JOHN W. GORDON, VICE-PRESIDENT
MR. ROBERT L. BERRY

EUGENE C. HUBB
W. BARTLETT, JR.
ALFRED C. HUBB
JOSHUA W. WHEELER, CLERK

H. EMMETT PARKS
DONALD W. HUBB, JR.
MR. RICHARD L. ALLEN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: October 17, 1972

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition #73-88-A, Beginning 1119 feet Northwest of Reisterstown Road and
the Green Spring Branch of the Northern Central Railroad.
Petition for Variance for Side and Rear Yards,
Paul C. Wolman and Eugene H. Schreiber - Petitioners

3rd District

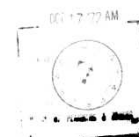
HEARING: Thursday, October 19, 1972 (11:00 A.M.)

The Office of Planning and Zoning has reviewed the subject petition and has the
following comments to offer:

The proposed expansion appears to be in overbuilding of the site.

Because of the potential impact on adjacent properties and roads, no action
should be taken on this request until such time as the petitioner can show
the truck loading dock facilities and circulation, and this office as well
as other County and State agencies have had an opportunity to comment thereon.

NEG:cm



PETITION MAPPING PROGRESS SHEET

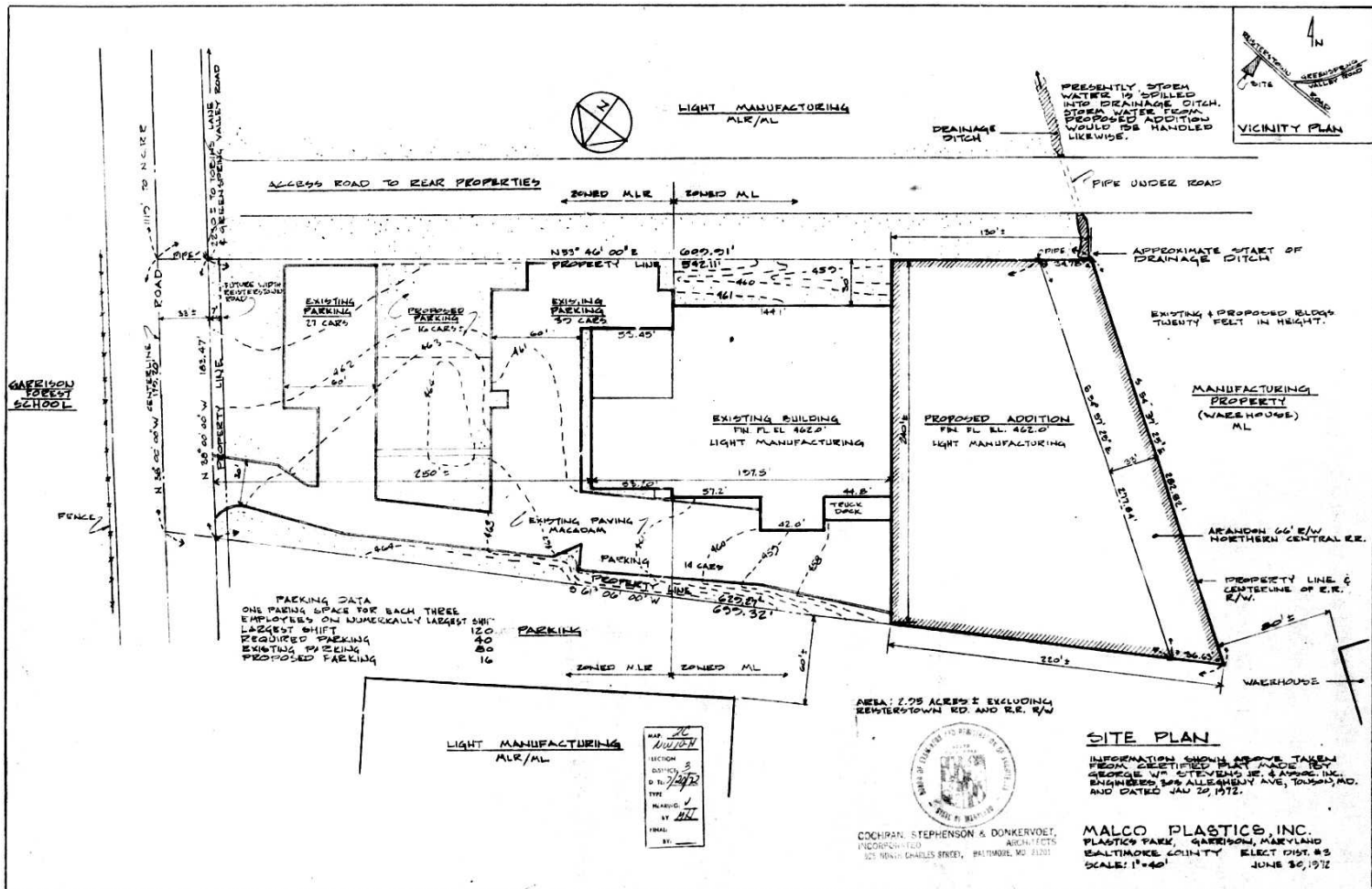
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>[Signature]</u>	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case: <u>[Signature]</u>	Map # _____									

251605

73-88-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 34 Date of Posting: OCT. 3-1972
Posted for: VARIANCE
Petitioner: PAUL C. WOLMAN
Location of property: 1119 FT. NW. OF REISTERSTOWN RD AND THE GREEN
SPRING BRANCH OF THE N.C. RR.
Location of Sign: N/S REISTERSTOWN RD. @ ON SIDE STREET. HAS
N.O. NAME JUST SOUTH OF NORTH END OF PROP. BUS. FIRE HALL
Remarks: _____
Posted by: Charles W. H. H. H. Date of return: OCT. 12-1972





EXISTING DRAINAGE
DITCH

VICINITY PLAN

CAVOTI ET AL.

EXISTING SEWER & WATER
CONNECT TO MAINS
IN RE-ESTABLISHMENT RD.

22305 TO TORBINS LAKE
\$ GREENSPRING VALLEY ROAD

ACCESS ROAD TO REAR PROPERTY
(PRIVATE)

25' WIDE EASEMENT FOR PIPE

- APPROXIMATE START OF DRAINAGE DITCH

W'S DETRACK TO FACILITATE
OFF SITE DRAINAGE FROM
PREFERRED TO THE NORTHEAST
DRAINAGE FACILITIES & MINOR
EXPENSE.

MANUFACTURING
PROPERTY
(WAREHOUSE)
ML

- ABANDON 66' R/W
NORTHERN CENTRAL RR

PROPERTY LINE &
CENTERLINE OF R.R.
R/W.

WAREHOUSE

PARKING DATA

ING SPACE FOR
LOVEY ON NUMBER
SHIFT. [120]
PARKING
PARKING
PARKING

PARKING

LIGHT MANUFACTURING
MLR/ML

Subscribed #16

SITE PLAN
SCALE: 1"=40'

INFORMATION SHOWN ABOVE TAKEN FROM
CERTIFIED PLAT MADE BY GEORGE W.
STEPHENS JR. & ASSOC. INC. ENGINEERS
303 ALLEGHENY AVE, TOWSON MARYLAND
AND DATED JAN. 10, 1972.

DATE: 20 SEPT. 1972

MALCO PLASTICS, INC.

PLASTICS PARK, GARRISON, MARYLAND 21095

OWNER: PAUL C. WOMAN JR. & EUGENE H. SCHROEDER

LOCATION: N/S OF REISTERSTOWN ROAD 1/2 N/V
OF GREENSPRING BRANCH OF THE N.C.R.R.

QUICHRAN, STEPHENSON & DONNERTHE
INCORPORATED
825 NORTH CHARLES STREET, BALTIMORE, MD. 21201

1. AREA: 1.75 ACRES EXCLUDING EASTERSTOWN ROAD & R.R. R/W.
2. ELECTION DISTRICT NO. 3
3. STORM DRAINAGE, ON SITE ONLY, TO BE CARRIED BENEATH THE PROPOSED ADDITION TO EXISTING DRAINAGE DITCH, THIS WORK TO BE AT OWNER'S EXPENSE.
4. TRUCK DRAG AREA, CALCULATION, ETC. WILL REMAIN FUTURE STUDY. TRUCK DRAG AREA IS LOCATED 0.4 MILES SOUTHWEST OF PROPOSED ADDITION. FURTHER NEGOTIATION WITH OWNER OF ADJACENT LAND.
5. AREA BETWEEN EASTERSTOWN ROAD AND THE NORTHEAST ELEVATION OF THE EXISTING BUILDING IS DEDICATED BOTH AS PARKING AND AS A PAVEMENT AREA. THERE WILL BE TWO TRUCKS, A PICKUP TRUCK, AND 10000 SQUARE FEET OF PAVEMENT SUPPLY.
6. THE EXISTING AND PROPOSED BUILDINGS ON THIS SITE SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF THE MINIMUM STANDARD SPECIFICATION STANDARD NO. 101 THE LIFE SAFETY CODE 1704 AT SMALL SCALE TO COMPLIANCE.
7. EXISTING WATER & SANITARY SEWER LINES WOULD BE EVALUATED IF NECESSARY.

