

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

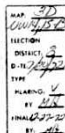
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Levitz Furniture Corp., legal owner of the property situated 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 255.2.50 of the Zoning Law of Baltimore County, to permit a 20' side yard instead 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):

1. Creates an undesirable appearance.
2. Reduces building area.
3. Increases engineering and construction costs.

See attached description

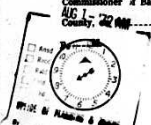


Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: Levitz Furniture Corp.
Address: 212 High Street
Petitioner's Attorney: John E. Wolf and Associates, Inc.
Protestant's Attorney: John E. Wolf and Associates, Inc.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of August, 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 12th day of August, 1972, at 1:15 o'clock.

ORDERS RECEIVED FOR FILING



JOHN E. WOLF AND ASSOCIATES
Consulting Engineers

REVISED PLANS

500 Equitable Tower Building, Towson, Md. 21204

301-828-2141

September 26, 1972

Baltimore County Zoning Advisory Committee
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Variance Petition
Item 21-2AC August 1, 1972
Levitz Furniture Corp. Petitioner

Attention: Mr. John J. Dillon, Jr., Chairman

Gentlemen:

As requested in your letter dated August 9, 1972 we have revised the site plan to show the south entrance to the Levitz parking area from Deereco Road relocated and revised as required by Traffic Engineering and Planning. Three (3) copies of the revised site plan are attached.

You have also advised the petitioner to prepare more suitable reasons for a hardship or practical difficulty. We submit the following:

1. The building corner covered by the requested variance will be difficult to maintain. It will present a poor appearance to north bound traffic on the Baltimore-Harrisburg Expressway and will detract from the good public image which Levitz Furniture Corporation now holds. Further, it will interfere with the graphic design patterns which Levitz hopes to use on the exterior walls which will be visible to Expressway traffic.
2. The 20' X 30' notch cut into the building corner will not only reduce the useable building area by 600 square feet but will also make material handling and storage more difficult.

3. The design and construction of the notch in the corner of the building will be more costly than the corner proposed. The Levitz buildings are built to one of four or five standard designs and when it is necessary to deviate from the standard design, additional structural and foundation engineering and architectural detailing are required. During construction, three (3) corners must be built instead of one (1) and special footings and roof framing are required, which add to the construction cost.

Very truly yours,

John E. Wolf
John E. Wolf, P.E.

JEW:pag
CC: Levitz Furniture Corporation
Total Concept, Inc.
William M. Menough Site Engineers, Inc.

DESCRIPTION

TO ACCOMPANY PETITION FOR
ZONING VARIANCE
FROM SIDE YARD RESTRICTIONS

Beginning at a point on the west side of Deereco Road as proposed, said point being 1085' south of Padonia Road, and running thence along the west side of Deereco Road:

- (1) southeasterly along a curve to the right with a radius of 691.12' the distance of 295.49' the chord of said arc being S48°41'10" E293.21';
- (2) southeasterly along a curve to the right with a radius of 1,501.12' the distance of 251.79' the chord of said arc being S31°38'15" E251.43';
- (3) S26°50'00" E 230.81', and;
- (4) southeasterly along a curve to the left with a radius of 1,032.32' the distance of 14.62' the chord of said arc being S27°14'21" E 14.62'; and leaving the west side of said proposed road;
- (5) S36°48'58" W 408.82' to the east side of the Baltimore-Harrisburg Expressway and running along said east side;
- (6) northwesterly along a curve to the left with a radius of 3,537.75' the distance of 203.55' the chord of said arc being N49°52'08" W 203.52';
- (7) northwesterly along a spiral to the left the distance of 142.65' the chord of said spiral being N52°24'33" W 142.64';
- (8) N47°54'04" W 206.93';
- (9) N34°44'56" W 34.79';
- (10) N49°45'36" W 117.21', and;
- (11) N81°33'11" W 50.30' and leaving said east side;
- (12) N36°48'58" E 606.14' to the place of beginning. Containing 9.244 acres :

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: October 12, 1972

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition 73-91-A West side of Deereco Road 1085 feet South of Padonia Road.
Petition for a Variance for Side Yard.
Levitz Furniture Corporation - Petitioner

8th District

HEARING: Thursday, October 19, 1972 (1:15 P.M.)

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 9, 1972

JOHN E. WOLF AND ASSOCIATES, Inc.,
Consulting Engineers
500 Equitable Tower Building
Towson, Maryland 21204

MEMBERS

OFFICIALS OF
COUNTY OFFICE BUILDING
COUNTY ZONING ADVISORY COMMITTEE
OFFICE OF PLANNING
COUNTY ENGINEERING
COUNTY HEALTH DEPARTMENT
COUNTY PLANNING
COUNTY DEPARTMENT OF PUBLIC WORKS
COUNTY DEPARTMENT OF TRANSPORTATION
COUNTY DEPARTMENT OF UTILITIES
COUNTY DEPARTMENT OF WASTE MANAGEMENT

Re: Variance Petition
Item 21
Levitz Furniture Corporation - Petitioner

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 attached comments are a result of this review and inspection.

The subject property is located on the west side of Deereco Road, 1085 feet south of Padonia Road, in the 8th District of Baltimore County. This RL - 2H property lies directly south of the John Deere Company and also abuts the Harrisburg Expressway (I-83).

Although the petition is accepted for filing a revised site plan must be submitted prior to the hearing that indicates a revised entrance as indicated by the Department of Traffic Engineering. Also, the petitioner is advised to prepare more suitable reasons for a hardship or practical difficulty than those indicated on his petition.

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

Very truly yours,
John J. Dillon, Jr.
JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJD:JD

Enclosure

Levitz Furniture Corporation
212 High Street
Pottstown, Pa. 19464

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

Re: Item #21 (1972-1973)
Property Owner: Levitz Furniture Corporation
W/E Proposed Deereco Rd., 1085' S. of Padonia Rd.
Present Zoning: N. 1.
Proposed Zoning: Variance from Section 255.2 to permit a 20' side yard instead of required 50'.
District: 8th No. Acres: 9.244 acres

Dear Mr. DiNenna:

We wish to correct an error in the comments, dated August 1, 1972, in regard to the subject zoning item. The comments should read as follows:

Since all required highway improvements and all utilities will be constructed and secured by Public Works Agreement #2007, executed in conjunction with the development of Padonia Park, this office has no further comment in regard to the plan submitted for review by the Zoning Advisory Committee in connection with the subject item.

Very truly yours,

William M. Menough
WILLIAM M. MENOUGH, P.E.
Chief, Bureau of Engineering

END:BAH:MDH:G

5-175 Map Sheet
NW 1/4 & 15 S Topo
56 & 57 NW 5 Position Sheet
51 Top Map

Zoning Commissioner of Baltimore County

5-MK Key Sheet
104 24 x 16" Tape
54 and 57 1/2" 5 Position Sheet
51 Tax Map

MSF-pr

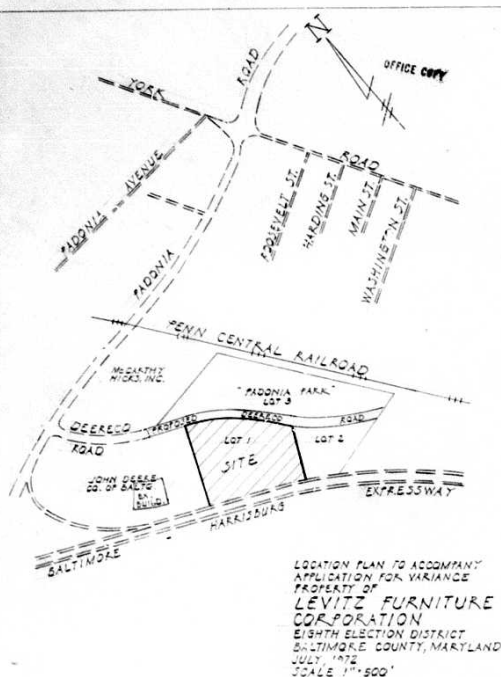
P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

cc: W.L. Phillips

1. Nick Petrovich
field Representative

Approved: [Signature]
Deputy Chief
Fire Prevention Bureau

4200 WILLOW ST.	7000 E. 10TH AVE.	1100 E. 10TH AVE.
CHAS. H. COOPER & CO.	W. J. COOPER & CO.	W. J. COOPER & CO.
CHAS. H. COOPER & CO.	W. J. COOPER & CO.	W. J. COOPER & CO.

[illegible]

ORIGINAL

OFFICE OF

 **THE TOWSON TIMES**

TOWSON, MD 21204

October 2 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna
Zoning Commissioner of Baltimore County
is inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one successive
week before the 2nd day of October 1972 that is to say, the same
is inserted in the issue of September 28, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

[illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 28....., 1972
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 each
at one time successive weeks before the 19th
day of October....., 19. 72, the first publication
appearing on the 28th day of September
1972.

THE JEFFERSONIAN.
L. Leach Smith,
Manager.

Cost of Advertisement, \$.....

John E. Wolf and Associates, Inc.,
Consulting Engineers
500 Equitable Tower Building
Yonkers, Maryland 21204

Item 21

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing

this 1st day of August 1972.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Levitz Furniture Corporation

Petitioner's Attorney
 on Levitt Furniture Corporation
 212 High Street
 Philadelphia, Pa. 19104

Reviewed by J. J. Hill
Chairman,
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting Oct. 12 - 1923
 Posted for W. B. H. C.
 Position LEAD CL. LABORATORY CORP.
 Location of property 1425 C. F. DUBOIS BL. N.E. 5th
PLAZA 3
 Location of Sign ROAD IN C.F. DUBOIS BL.
 Remarks FEET DISTANCE 1000 TO BE PAID. N.E. SOUTH
 Posted by Charles H. H. H. Date of return Oct. 9 - 1923

LEVEL 2

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, GC, CA										
Reviewed by: <i>[Signature]</i>			Revised Plans: Change in outline or description _____ Yes _____ No							
Previous case:			Map # _____							

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

DATE Oct. 19, 1955 COUNT 03-662

SAFARI \$57.50

DISTRIBUTION YELLOW - CUSTOMER

Lewitz Furniture Co.
212 High St.
Pottstown, Pa. 19464
Advertising and posting of property
#73-91-A

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

DATE Sept. 26, 1972 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

John E. Wolf and Associates, Inc.
500 Equitable Tower, Building
Towson, Md. 21204
Petition for Warrant for Levitt Furniture Corp. 5, 0 C MSC
#73-91-A

DEERE CO

1. EXISTING ZONING - M.L.
2. THIS PARCEL SHALL BE INCORPORATED IN PLAT
OF "PADONIA PARK" WHICH AT THIS TIME
IS BEING PROCESSED BY BALTO. CO.
3. OFFSTREET PARKING
RETAIL AREA - 1/ST PER 200 D' = 200 SPACES
WAREHOUSE - 1/ST PER 3 EMPL. = 10 SPACES
TOTAL 300 SPACES
TOTAL PROVIDED 300 SPACES

NO	R	L	T	CHORD
1	621.12	295.40	150.04	S 49° 41' 10E 293.21
2	1501.12	251.79	126.16	S 31° 38' 15E 251.43
3	3537.75	203.55	101.80	N 43° 52' 08W 203.55
4	SPIRAL	142.65	—	N 52° 24' 33W 142.65
5	1032.32	146.2	7.31	S 27° 14' 21" E 146.2

MAP: 3D
UW 1415-B
 ELECTION
 DISTRICT: 8
 D TE: 7/20/78
 TYPE
 H. ARING: ☒
 BY UW
 FINAL:
 BY: _____

PLAT TO ACCOMPANY
APPLICATION FOR VARIANCE
PROPERTY OF
LEVITZ FURNITURE
DEERCO ROAD
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
JULY, 1972
SCALE: 1"=100'
REVISED JULY, 17, 1972

JOHN E. WOLF AND ASSOCIATES
CONSULTING ENGINEERS
500 EQUITABLE TOWER BUILDING
TOWSON, MARYLAND 21204



DEERE CO

1. EXISTING ZONING- M.U.
2. THIS PARCEL SHALL BE INCORPORATED IN PLAT
OF "PADONIA PARK" WHICH AT THIS TIME
IS BEING PROCESSED BY BALTO. CO.
3. OFFSTREET PARKING
RETAIL AREA: 1/ST PER 200 D' = 200 SPACES
WAREHOUSE: 1/ST PER 3 EMPL. = 10 SPACES
TOTAL 300 SPACES
TOTAL PROVIDED 360 SPACES

CURVE DATA				
NO	R	L	T	CHORD
1	691.12	295.49	150.04	S 43-41-10 E 293.21
2	1501.12	251.79	126.16	S 31-38-15 E 251.43
3	3537.75	203.55	101.80	N 49-52-08 W 203.55
4	SPIRAL	142.65	—	N 52-24-33 W 142.65
5	1032.32	14.62	7.31	S 27-14-21 E 14.62

OFFICE COPY

REVISED PLANS

SEP 21 1991

☐ Ansd
☐ Recd
☐ Retd
☐ Entd
☐ Ckcd

ZONING DEPARTMENT

PLAT TO ACCOMPANY
APPLICATION FOR VARIANCE
PROPERTY OF

LEVITZ FURNITURE CORP
DEERCO ROAD
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
JULY, 1972
SCALE 1"=100'
REVISED JULY, 17, 1972, SEPT 26, 1972