

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map or substantial changes in the character of the neighborhood, and it further appearing that by reason of the following findings of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit a rear yard of twenty-three (23) feet and a side yard of twenty-one (21) feet instead of the required thirty (30) feet; and to permit one hundred and ninety-six (196) parking spaces instead of the required two hundred and ten (210) spaces should be granted.

IT IS ORDERED by the Zoning Commission of Baltimore County this day of January, 1973 that the herein described property or area should be and the same is hereby reclassified from a N.L. Zone to a B.R. Zone. Variances to permit a rear yard of twenty-three (23) feet and a side yard of twenty-one (21) feet instead of the required thirty (30) feet; and to permit one hundred and ninety-six (196) parking spaces instead of the required two hundred and ten (210) spaces should be granted. From and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Bureau of Public Services and the Office of Planning and Zoning.

IT IS ORDERED by the Zoning Commission of Baltimore County this day of January, 1973 that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a N.L. Zone, and on the Special Exception for the same be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 13, 1972

James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204

JOHN J. DILLON, JR.
Chairman

Re: Reclassification Petition
Item 2
Shorealty Company

Dear Mr. Nolan:

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 southeast side of Pulaski Highway, 1460 feet southwest of Race Road, in the 15th Election District of Baltimore County. This is C-1 and M-1M zoned land contains 4.24 acres and is currently improved with an existing one story concrete block building which was previously used as a warehouse and office for a minor company. The existing structure contains a total of 79,679 square feet of floor area and has direct access to a railroad siding at the rear of the subject site. The property on the east side is similarly zoned and was used as a lumber yard, however, it is now closed. The property on the west side is improved with another large industrial building that is also vacant. Partial curb and gutter exist along Pulaski Highway at this location.

After a review of the submitted site plan I have noted that a working lot plan will be required in this site. Parking spaces are required and only 196 spaces are indicated. Also, the rear yard variance for 23 feet is not absolutely necessary in that a railroad siding exists and a loading platform parallels this siding which would permit a zero setback for this property. Petitioner is advised that his site plan must be revised to indicate the existing sewer disposal system for this property.

This petition is accepted for filing on the date of the enclosed filing certificate. However, all corrections to site plans as requested shall be submitted to this office prior to

James D. Nolan, Esq.,
Item 2
Page 2
October 13, 1972

Thursday, February 1, 1973 in order to allow time for advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1973 and April 15th, 1973 will be forwarded to you in the near future.

Very truly yours,

JOHN J. DILLON, JR.
Chairman,
Zoning Advisory Committee

JJD:JD
Enclosure

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

Bureau of Engineering
ELLENOR H. DIVER, P.E., CHIEF

October 17, 1972

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

Re: Item #2 (Cycle Zoning IV - Oct. 1972 - April 1973)
Property Owner: Shorealty Company
S/E/S Pulaski Highway, 1460' S/W of Race Road
Present Zoning: N.L.
Proposed Zoning: Reclass. from N.L. to B.R.
District 15th No. Acres: 4.2395 acres

Dear Mr. DiMenna:

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 Comments:

The subject site is improved as a warehousing facility. This petition relates to a change in use, "Occupancy".

Highway Comments:

Access to the site is provided from the eastbound lane of Pulaski Highway. The change in use relates to an increase in traffic movements into and out of the site. Such change is not anticipated to be significant.

Storm Drain Comments:

The proposed change in occupancy should have no effect on drainage relative to this site.

Water Comments:

Public water is provided to this site for domestic use and fire protection.

The proposed change in occupancy can be expected to increase the domestic water use by a multiple of 4 or 5 times the use required by warehousing. Revisions to service and supply can be provided through the Department of Permits and Licenses.

Sanitary Sewer Comments:

This property is not connected to a public sanitary sewer system. A private septic tank system exists on the property. The load on this system likewise can be expected to be increased by a multiple of 4 or 5 times the previous use.

Item #2 (Cycle Zoning IV - Oct. 1972 - April 1973)
Property Owner: Shorealty Company
Page 2
October 17, 1972

Sanitary Sewer Comments: (Cont'd)

Public sanitary sewer service can be made available to this site by extension of a public sanitary sewer approximately 1,200 feet from the existing Stemmers Run Interceptor as shown on Construction Drawing #71-365-1.

With concurrence and cooperation from the State Highway Administration this extension should be possible within the right-of-way of Pulaski Highway. Alternatively, the extension could be made through a right-of-way obtained for the purpose.

Very truly yours,

ELLENOR H. DIVER, P.E.
Chief, Bureau of Engineering

END/ELH:OK/MS

cc: Mr. Greenwalt

1-1/2" Key Sheet
11 NE 25 Position Sheet
NE 1 & 2 Topo
90 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR



WM. T. MILLER
DEPUTY TRAFFIC ENGINEER

October 26, 1972

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

Re: Cycle Zoning IV
Item 2 - ZAC - Oct. 72 to Apr. 73
Property Owner: Shorealty Company
S/E/S Pulaski Highway 1460' SW of Race Road
Reclass. from N.L. to B.R.
District 15

Dear Mr. DiMenna:

The subject petition is requesting a reclassification from N.L.S1 and M-1M to B.R. with parking variance from 210 to 196 parking spaces.

With the present zoning, the trip density is expected to be approximately 125 trips per day. Under the proposed zoning, the trip density will be approximately 2120 trips per day.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:nc



Maryland Department of Transportation State Highway Administration

October 18, 1972

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

Re: Reclassification Oct. 1972
Property Owner: Shorealty Co.
Location: S/E/S Pulaski Highway, (Route 40) 1460' S/W of Race Road - Present Zoning: N.L. - Proposed Zoning: Reclass from N.L. to B.R. District 15 No. Acres: 4.2395

Dear Sir:

The entrance channelization at the westerly entrance to the subject site is not in conformance with current standards, therefore, it should be reconstructed. The curbing and paving fronting the site is in bad condition and should be replaced or repaired.

The 1971 average daily traffic count for this section of Pulaski Highway is 31,500 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering
Section
John E. Meyers
Asst. Development Engineer

CL:JEM:bk



Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
823-7318

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

Attention: Mr. ~~Eric DiNenna~~ Acting
Zoning Advisory Committee

Re: Property Owner: Shorealty Company

Location: S/E/S Pulaski Highway, 1460' S/W of Race Road

Item No. 2 Zoning Agenda IV ZONING CYCLE
October 1972 - April 1973

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.

- () 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.
- (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 "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.

Reviewer: *H. Thomas Kelly* Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/23/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 25, 1972

DONALD A. 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 Reclassification, Zoning Advisory Committee Meeting, October 24, 1972, are as follows:

Property Owner: Shorealty Company
Location: S/E/S Pulaski Hwy, 1460' S/W of Race Road
Present Zoning: M.L.
Proposed Zoning: Reclassification to B.R.
District: 15
No. Acres: 4.2395

Metropolitan water is available to the site.

Revised plot plan must be submitted showing sewage disposal system.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnG

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
Baltimore County Office Building
Jefferson Building
Room 201
Towson, Md. 21204
464-3211

October 24, 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 #2, IV Zoning Cycle, October 1972 - April 1973, are as follows:

Property Owner: Shorealty Company
Location: S/E/S Pulaski Highway - 1460' S/W of Race Road
Present Zoning: M.L.
Proposed Zoning: Reclass from M.L. to B.R.
District: 15
No. Acres: 4.2395 acres

The site plan should be revised to show the building and uses to the east of this site.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 19, 1972

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

Re: Item #2
Property Owner: Shorealty Company
Location: S/E/S Pulaski Highway, 1460' S/W of Race Road
Present Zoning: M.L.
Proposed Zoning: Reclass from M.L. to B.R.

District: 15
No. Acres: 4.2395 acres

Dear Mr. DiNenna:

Since this is an existing commercial zone there would be no effect on the student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP:ld

T. BARBAR WILLIAMS, JR., PRESIDENT
MRS. JOHN H. STODOL, VICE PRESIDENT
MRS. ROBERT L. GORDON

EUGENE H. HESS
W. RUSSELL KNUST
ALFRED L. RECK

H. KATHLEEN PARRIS
EDWARD H. PACEY, VMD.
MRS. RICHARD K. ALLEN

LAW OFFICES W. LEE HARRISON

306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204

AREA CODE 301
823-1200

February 14, 1973

S. Eric DiNenna, Esquire
Baltimore County Office of
Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition of Shorealty Company
from M-L to B-R Zone
No. 73-156-RA

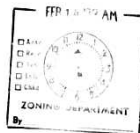
Dear Sir:

Please withdraw the appeal filed in the above captioned case by Mr. Harry A. Dundore on January 18, 1973 without processing the file to the Board of Appeals. It would be appreciated if you would return my check for costs in the amount of \$75.00.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

WLH/rs



LAW OFFICES W. LEE HARRISON

306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204

AREA CODE 301
823-1200

January 18, 1973

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

Re: Petition of Shorealty Company from M-L to E-R #73-156-RA

Dear Mr. DiNenna:

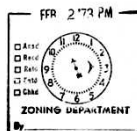
Please note an appeal to the County Board of Appeals from your decision on and order dated January 8, 1973 in connection with the above captioned matter on behalf of Harry A. Dundore.

I enclose herewith check in the amount of \$75.00 to cover the costs of said appeal.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

b/enc.



PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

3.) Continued

for a Variance from Section 409b.(6) and (7) to permit one hundred ninety-six (196) parking spaces in lieu of the required 210 _____ space, since as to all Variances requested due to the use of the existing building strict enforcement would cause practical difficulty and unreasonable hardship.

DESCRIPTION

4.2395 ACRE PARCEL, SOUTHEAST SIDE OF PULASKI HIGHWAY, SOUTHWEST OF RACE ROAD, NO. 8645 PULASKI HIGHWAY, FIFTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for 3R Zoning

Beginning for the same at a point on the southeast side of Pulaski Highway, at the distance of 1460 feet, more or less, as measured southwesterly along said southeast side of Pulaski Highway from its intersection with the center line of Race Road, said beginning point being at the beginning of the land conveyed to Shorealty Corporation by deed recorded among the Land Records of Baltimore County in Liber C. L. B. 2157, page 181, running thence binding on said southeast side of Pulaski Highway and on the first line of said land, (1) S 53° 28' W 421.00 feet, thence still binding on the outlines of said land three courses: (2) S 36° 32' E 429.50 feet, (3) N 55° 57' 20" E 421.40 feet, and (4) N 36° 32' W 447.80 feet to the place of beginning.

Containing 4.2395 acres of land.

HOW:mp1

J.O. #72203

September 29, 1972

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Commercial Enterprises ■ Reports

PETITION FOR RECLASSIFICATION AND VARIANCE
 100 DISTRICT
 TOWSON, MD.
 The undersigned, James B. Nolan, of Baltimore County, Md., do hereby certify that the following is a true and correct copy of the petition for reclassification and variance as filed in the office of the Planning and Zoning Commission of Baltimore County, Maryland, on January 4, 1973, at 10:00 A.M.
 The petition is for the reclassification of Lot 1, Block 1, Subdivision 1, of the 100 District, from R-1 to R-2, and for a variance from the R-1 zoning ordinance to permit the use of the land for a single-family detached house.

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 14, 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., on one time successive times before the 14th day of January, 1972, the first publication appearing on the 11th day of December, 1972.

THE JEFFERSONIAN,
H. Leach Manager.

Cost of Advertisement, \$

PETITION FOR RECLASSIFICATION AND VARIANCE
 100 DISTRICT
 TOWSON, MD.
 The undersigned, James B. Nolan, of Baltimore County, Md., do hereby certify that the following is a true and correct copy of the petition for reclassification and variance as filed in the office of the Planning and Zoning Commission of Baltimore County, Maryland, on January 4, 1973, at 10:00 A.M.
 The petition is for the reclassification of Lot 1, Block 1, Subdivision 1, of the 100 District, from R-1 to R-2, and for a variance from the R-1 zoning ordinance to permit the use of the land for a single-family detached house.

THE ESSEX TIMES

ESSEX, MD. 21221 December 18 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinanna Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive times weekly before the 18 day of December 1972, that is to say, the same was inserted in the issue of December 14, 1972.

STROMBERG PUBLICATIONS, Inc.

By Rich Morgan

ORIGINAL

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 29 day of Sept 1972. Item #

S. Eric Dinanna
 Zoning Commissioner

Petitioner Shorealty Co. Submitted by H. Williams

Petitioner's Attorney J. Nolan Reviewed by

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 5872

DATE January 4, 1973 ACCOUNT 01-662

AMOUNT \$64.75

DISTRIBUTION
 WHITE - CASHIER
 YELLOW - CUSTOMER
 PURP - AGENCY
 Lorrison & Klein
 Monument & Chester Sts.
 Baltimore, Md. 21205
 Advertising and posting of property for Shorealty Co.
 #73-156-RA 67.00 64.75

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 15 Date of Posting Dec - 14 - 72

Posted for: Henry, John Jan - 4 - 1973 C. 16.00.00

Petitioner: Shorealty Co.

Location of property: SE/4 of Public Hwy. 1460' S. of Rte. 21

Location of Signs: 2 Signs - Road at End of Road 36.5'

Remarks:

Posted by: Paul B. Nolan Date of return: Dec - 21 - 1972

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> </u>										
Previous case: <u> </u>										
Revised Plans: Change in outline or description										
Map #										

James B. Nolan, Esq.
 204 West Pennsylvania Avenue
 Towson, Md. 21204

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 13th day of October 1972.

S. Eric Dinanna
 Zoning Commissioner

Petitioner Shorealty Company

Petitioner's Attorney James B. Nolan

Reviewed by
 Advisory Committee

BALTIMORE COUNTY, MARYLAND

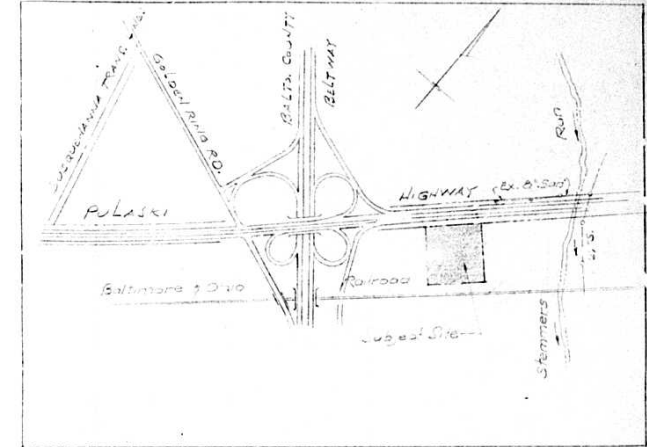
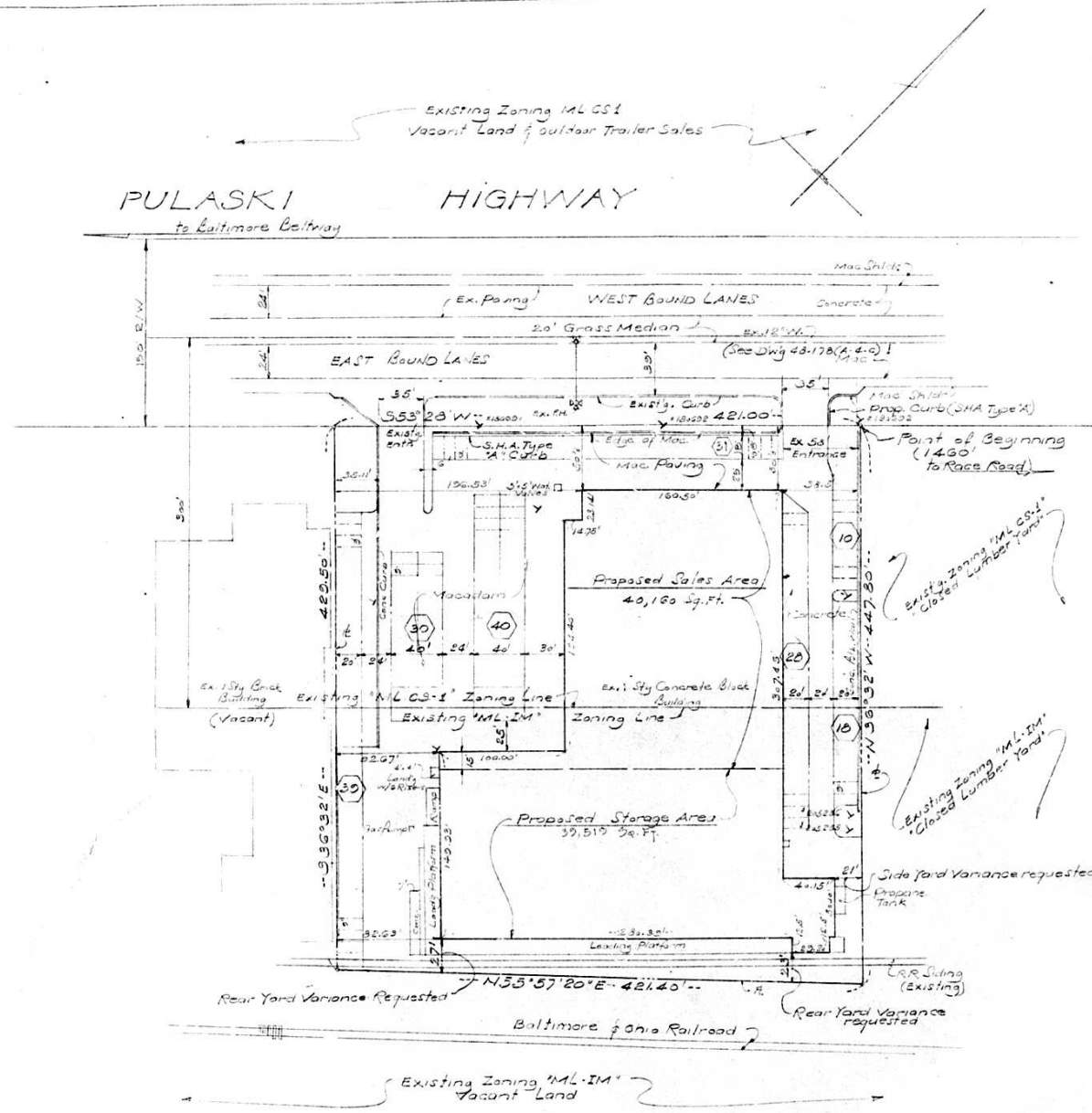
OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 5746

DATE Nov. 6, 1972 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
 WHITE - CASHIER
 YELLOW - CUSTOMER
 PURP - AGENCY
 Messrs. Nolan, Plushoff and Williams
 204 W. Penna. Ave.
 Towson, Md. 21204
 Petition for Reclassification and Variances
 for Shorealty Co.



LOCATION PLAN
Scale: 1"=500'

GENERAL NOTES:

1. Area of Property equals 4.2335 Ac.
2. Existing Zoning of Property: "MLCS-1" & "ML-IM"
3. Existing Use of Property: "Vacant Warehouse"
4. Proposed Zoning "BR"
5. Proposed Use: "Retail Furniture Store & Warehouse"
6. Off Street Parking Data:
 - A. Proposed Retail Area equals 40,160 Sq. Ft. requiring 201 Spa.
 - B. Proposed Storage Area equals 39,515 Sq. Ft. 1/25 employees req. 0.5 spa.
 - C. Required Parking Total = 210 Spaces
 - D. Proposed Parking = 136 Spaces
7. Petitioner is requesting a variance to Section 400(b) of the Zoning Code to permit a total of 106 Parking Spaces instead of the required 210 (a variance of 14 Spaces)
8. Petitioner is requesting a variance to Section 233.2 of the Zoning Code to permit a side yard of 21' instead of the required 30'
9. Petitioner is requesting a variance to Section 233.2 of the Zoning Code to permit a rear yard of 23' instead of the required 30'
10. Site has "Public Water" & "Private Septic System"

PLAT TO ACCOMPANY PETITION
FOR RECLASSIFICATION,
YARD VARIANCES & PARKING VARIANCES
OF PROPERTY AT
3645 PULASKI HIGHWAY

Election District 11/15 Baltimore County, Md.
Scale: 1"=50' Sept. 23, 1972

DATE	10/1/72
REVISION	1
BY	ML
DATE	10/1/72
BY	ML
DATE	10/1/72
BY	ML

Matt, Ching & Associates
1020 Chamwell Circle Rd
Towson, Md. 21204

