PETITION OR ZONING RE-CLOS IFICATION 73-156-RA AND/OR SPECIAL EXCEPTION

I, or we, S	horealty Company legal owner of the property situate in Baltimo
County and whi	ch is described in the description and plat attached hereto and made a part herec
hereby petition	(1) that the zoning status of the herein described property be re-classified, pursua
to the Zoning L	aw of Baltimore County, from an M.L. zone to
B.R.	zene; for the following reasons:

That in classifying the property M.L., the Council committed err as set out on the exhibit attached hereto, which is incorporated by reference herein: and

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substantial changes have occurred so as to alter the character of the neighborhood since it was erroneously zoned, all as shown on the attached exhibit, which is incorporated by reference herein.

And for a Variance from Section 238.2 to permit a rear yard of twenty-three (23) feet and side yard of twenty-one (21) feet in lieu of the thirty (30) feet required in each case; and (see or a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore attached

County, to use the herein described property, for. N.A.

Property is to be posted and advertised as prescribed by Zoning Regulations , or we, agree to pay expenses of above re-classification and/or Special Exception ng, etc., upon filing of this petition, and further agree to and are to be bound by the zoning ns and rus victions of Baltimore County adopted pursuant to the Zoning Law for Baltimor

WILDER Levenson Willer, Street SHOREALTY COMPANY

Field Levenson Willer, Street Street Street Levenson Willer Street Stre

Baltimore County, Maryland 21237

James D Nolan Petitioner's Attorney

Protestant's Attorney

Address 204 West Pennsylvania Avenue Towson, Maryland 21204 823-7800

... 197 .2 that the subject matter of this petition be advertised, as aired by the Zoning Law of Baltimore County, in two newspapers or general circulation through ore County, that property be posted, and that the public hearing be had before the Zoning amissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimor bth

> Vin Us Henra Zoning Commissioner of Balti

> > 00

November 28, 1972

POINTS OF ERROR COMMITTED

BY THE COUNTY COUNCIL IN CLASSIFYING

THE SUBJECT PROPERTY M.L. AND CHANGES IN THE ARCA

The Petitioner states that the County Council committed at least the following errors in classifying the subject parcel M.L.:

1.) That the character of this area of Pulaski Highway is to some degree in a state of transition from a concentration of manufacturing uses to a large number of commercial uses, and, in fact, the subject tract with its existing improvements is far better suited to the proposed use for a furniture store and warehouse than it is for use for light manufacturing purposes; and it was error for the Council so to classify the property.

2.) That the Council erred when it pussed Bill 100 and the subsequent comprehensive rezoning maps deleting from manu should have, but did not, reexamine in minute detail each and every manufacturing zone in the County to assess the impact of such a major zoning change; and with reference to this tract and many other tracts the elimination of such commercial utilization potentials was and is clearly erroneous.

3.) That the subject tract, due to its exposure to and excellent access to Pulaski Highway, is better suited for conmercial purposes than for manufacturing purposes; and it was error for the Council to fail to recognize this fact.

4.) And for such other and further errors which shall be disclosed by a minute study of the area and which shall be brought out at the time of the hearing hereon.

CHANGES IN THE NEIGHBORHOOD

Since the Council zoned this property, the following changes have occurred in the neighborhood.

1.) Interstate 95, which has been long delayed in Baltimore City and which the Council could not have been certain as to its progress, will soon open in this area and will further change the character of Pulaski Highway, removing through traffic and enhancing its local shopping and convenience character, particularly in the area of the subject property.

2.) Such other and further changes as shall be disclosed by a minute study of the area and which shall be brought out at the time of the hearing hereon.

Respectfully submitted

James D. Nolan Attorney for Petitioner

County Council of Maltimore County County Office Building, Towson, Margland 21204

COUNCILMEN

December 5, 1972

First District Second District Third District Fourth Dairiet Fifth District

Sixth District

FFANCIS C BARRETT

Seventh District

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120-

Dear Mr. DiNenna

Attached herewith please find copy of Planning Board Resolving concerning the Petition of Shorealty Com-

pany on behalf of Levenson and Klein which the County Council passed at their meeting on Monday. December 4, 1972.

Very truly yours, Unlit & Holat Herbert E. Hohenberger Secretary

HEH-M

CC: Mr. Albert Guimb

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Albert V. Quimb Act Director

XXXX

Afteres Building

Site 301

Towner, Mr. 21204

684-3211

S. ERIC DINENNA Zoning Commissioner County Office Building 111 W. Chasspooks Ave Towner, Md. 21204 #4-3231

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ORDER

The Honorable Francis C. Barret Chairman, Baltimore County Council Towson . Maryland 21204

This letter supplements the information furnished to you in my letter This letter supprements no information turnified to you in my re-of October 26, 1972, with respect to the Planning Board's certification that the zoning reclassification petition filed by Shoreally Company on behalf of Levenson and Klein be exempted from "cycle-zoning" procedu

In reviewing the petition, the Board's Comprehensive Planning Committee noted that it would appear to be in the Court's interest to expedite returning to a productive use a substantial, accord building currently subject to vandalism, and that, by so daing, the Courty's assessible base would be improved. The Committee believed, further, that the use bring proposed was not incorpositible with adjacent uses. The members of the Board were in agreement with this Committee's report on the matter.

The Chairman of the Planning Board has, therefore, requested that I ask you and the other members of the County Council to review this request at your next meeting. I will be happy to provide additional information

Sincerely, Albert V. Quinty Albert V. Quimby Acting Secretary Baltimore County Planning Board

cc+ The Honorable Francis X. Rossle The Honorable Gary Huddles The Honorable G. Walter Tyrie, Jr. The Honorable Harry J. Bartenfelder The Honorable Wallace A. Williams Mr. S. Eric DiNenna



The Honorable Charles P. Heyman, Chairman and Members of Baltimore County Planning Board County Office Building Towson, Maryland 21204

MEDICO LATED TO

المام والمراجعة المراجعة المراجعة

Attention: Mr. Norman E. Gerber, Office of Planning & Zoning

Petition of Shorealty Company on behalf of Levenson and Klein Requesting Reclassifi-cation from ML to BR and Certain Variances

REQUEST TO TAKE CASE OUT OF 4TH CYCLE IN PUBLIC INTEREST

Dear Chairman Heyman & Members of the Planning Board;

This office has just filed on behalf of the contract purchaser, This office has just filed on benalt of the contract purentser, various members of the Levenson family of the Levenson & Kieln Furniture Company, a request to take the recently filed case on a 4.2 zero properly located on the southeast side of Pulaski Higaway out of the Cycle in the author of the contract on houseless and out. public interest as hereinafter set out.

4 1972

We respectfully request the Planning Board to recommend to the Council that this case be taken out of the 4th Cycle in the public interest for the following reasons:

- The subject property and neighboring properties on both sides in this area on Pulaski Highway are almost uniformly vacent and unused and, hence, valuable revenues and benefits are being lost to Paltimore County's economy due to
- That this subject property alone, when fully operating, will employ 75 or more persons in retail sales and warchousing and will create jobs and be an immediate benefit to the
- That if the matter is allowed to progress in the ordinary man if the matter is allowed to progress in the ordinary manner through the Cycle due to the nature of business con-ditions, this venture will be lost to Baltimore County with

The Honorable Charles P. Heyman, Chairman and Members of Ealtimore County Planning Board

a or int

October 4, 1972

00

the loss of 75 jobs, as well as other benefits which would have accrued to the County by reason of the opening of this new farniture store and warehouse. This loss will result due to the fact that the Petitioner's Contract of Sale requires this property to be reclassified and evoluble for retail and warehouse uses well prior to the end of 1972, and, thus well prior to the time this case could be heard in March or April, 1973.

- That as previously stated, the subject property is vacant. and in the record states, in adolect property is watent, and in the record subject to vanishiom and other decionation; but it is in all placed back into nation use, it may very well serve as the convertions for a resurgence of commercial and industrial activity in this particular Pulnski Illehmys area and in the 18th Election District, which Election District, and the Board knows, badly needs all the jobs that can be
- That due to all of the aforegoing factors that taking the case out of the 4th Cycle in definitely in the public interest as set out in Section 22-22(i) of the Baltimore County Code (1971 Cumulative Supplement)

Therefore, on the bests of my clients, I respectfully request that this matter be placed on the Board's Agenda for the October meeting. Should any farther information be necessary, or chould the Board wish to hear from me or my clients in person, it will be epiceclated if you will noilly my cliffee, and I will promptly comply with the Board's requests.

Thanking you and the members of the Loard for your considera-tion of this problem and request, I am,

Sincerely yours.

James D. Nolar

JDN:ak

Mr. Reuben H. Levenson

cc: The Honorable S. Eric Di Nenna

March 2, 1973

W. Lee Harrison, Esquire 306 West Joppa Road Towson, Maryland 21204

RR: Petition for Peciassification and Variances SE/S of Pulaski Highway, 1460' 5 of Race Road - 15th District Shorenlty Comp' 7 - Petitioner No. 73-156-RA (atem No. 7

This office is in receipt of your request, dated February 14, 1973, for withdrawal of an appeal filed in the above captioned matter.

As this office has not as yet processed your original latter of appeal, so are returning herewith your check, in the amount of \$75.00, which accompanied that letter of appeal.

Very truly yours

S. ERIC DI NENNA Zoning Commissio

SED/srl

James D. Nolan, Esquire 204 West Pennsylvania A Towson, Maryland 21204

APR 23 1973

.. be and the same is hereby DENIED.

Baltimore County, Maryland Bepartment Of Jubite Morks

COUNTY OFFICE BUILDING TOV'SON, MARYLAND 21204

ELLEWON I M. DIVER. P. E. CHIEF

October 17, 1972

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

Re: Item #2 (Cycle Zoning IV - Oct. 1972 - April 1973) Teem gg (Oydus Zoning 17 - 00t. 1972 - April Property Owner: Shorealty Company S/ES Pulaski Highway, 11:60 S/W of Race Road Present Zoning: McL. Proposed Zoning: Reclass from M.L. to B.R. District 15th No. Acres: 1.2395 acres

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Alvisory Committee in connection with the subject item.

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

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

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

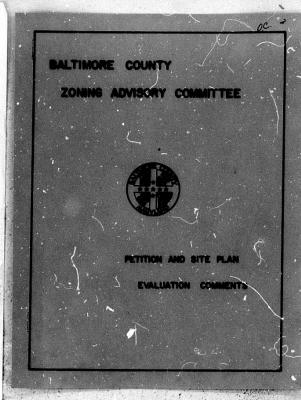
Water Comments:

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 true by a multiple of l_i or 5 times the use required by warshousing. Revisions to curvice and apply can be provided through the Department of Fermits and Licence.

Sanitary Sewer Comments:

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



Item #2 (Cycle Zoning IV - Oct. 1972 - April 1973)

Public sanitary sewer service can be made available to this site by extension of a public senitar; sewer approximately 1,200 feet from the existing Stemmers Run Interceptor as shown on Generation Daving #71-355-1.

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

Very truly yours,

December Dies

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

Property Owner: Shorealty Company Page 2 October 17, 1972

Sanitary Sewer Comments: (Cont'd)

I-NW Key Sheet 11 NE 25 Position Sheet NE 1 G Topo 90 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

RE: Reclassification Petition Item 2 Shorealty Company

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection or the property. The following comments are a result of this

The subject reporty is located on the southerst side of Puleski Highway, 1460 feet southwest of Roce Road, in the 15th Election Districts of Busilmore County, 1765 tt CS11 and Mt. Th road 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 moner commany. The existing structure contains a total of 79,079 squere feet of floor area and has direct access to a railroad siding at the rear of the subject site. The property on the cest side is similarly zoned and was used as west side is improved with another large industrial building that is also vectors. Partial curb and gutter exist along Pulaski Highway at this location.

After a review of the submitted site pien I have noted After a review of the submitted site plan i neve noted that a writhout for marking will be recorded in the 12th webling spaces are required and early 10% nations are held in anotherd. Also, the reer yard variance for 23 feet is not absolutely necessary in that a resirroid sicing exists and a loading platform paralles this siding which would nermit a zero estable for this property. Petitioner is advised that his site plan must be revised to indicate the existing sever disposal system for this property.

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

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.

JJD:JD

James D. Nolan, Esq., Item 2

October 13, 1972

Page 2

SALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

October 26, 1972

Hr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Haryland 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 Raca Road Reclass, from M.L. to B.R. District 15

Dear Mr. Di Nenna:

The subject petition is requesting a reclassification from MLCSI and ML-IH to BR, with parking variance from 210 to 196 parking spaces.

With the present zoning, the trip density is expected to be approximately 425 trips per day. Under the proposed zoning, the trip density will be approximately 2120 trips per day.

Very truly yours.

Michael S. Flanigan Traffic Engineer Associate

MSF;nc



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 Location: S/E/S Pulaski vighway, (Route 40) 1460' S/W of Race Road - Present Zoning: N.L. - Proposed Zoning: Reclas: from M. L. to B. R. District: 15 No. Acres: 4,2395

Dear Sire

The entrance channelization of 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 trul; yours,

Charles Lee, Chief Development Engineering Section Section Wayers, byt John E. Neyers Asst. Development Engineer

CL . JEHON







Towson, Maryland 21204

....

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

Attention: Mr. Octime Acting Acting Acting Acting 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 "y" are applicable and required to be corrected or incorporated into the final plans for the property.

Pire 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

() 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 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: A Lomas Telly Approved:
Planning Group Deputy Chief
Pire Frevention Bureau

mls 4/25/72

G MITCHELL AUSTIN

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

October 25, 1972

DONALD J. ROOP, M.D., M.P.M.

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

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: N.L. Proposed Zoring: Reclassification to B.R. No. Acres: 4.2395

Mctropolitan water is available to the site.

Revised plot plan must be submitted showing sewage disposal system.

Very truly yours, Thomas Doch Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB: mnG

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby

S. FRIC DIMENNA

October 24, 1972

Ar. S. Eric DiNenna Zoning Commissioner Zoning Advisory Committee Coffice of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Di Nessor

mments on Item #2, IV Zoning Cycle, October 1972 - April 1973, are as follows:

Property Owners Shorealty Company Locations S/E/S Pulaski Highway - 1460° S/W of Race Road Present Zoning: M.L.
Proposed Zoning: Reclass from M.L. to B.R.
Districts 15 No. Acrest 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. Kimpley John L. Wimbley Project Planning Division

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: October 19, 1972

Zoning Commissioner County Office Building

Item #2
Property Osmer: Shorealty Company
Location: S/E/S Pulsski 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

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

> Very truly yours, W. Wick Hetwork W. Nick Petrovich Field Representative

WNP:1d

T. BAYARD WILL AND JP . PRETICENT

H. EMSLIE PARKS

LAW OFFICES W. LEE HARRISON

February 14, 1973



S. Eric DiNenna, Esquire Baltimore County Office of Planning and Zoning County Office Building

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

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

W. LEE HARRISON

TOWSON, MARYLAND 21204

AREA CODE SOI

January 18, 1973

S. Eric DiNenna, Esq. Zoning Commissioner County Office Building

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

Please note an appeal to the County Board of Appeals from your decisi 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.

b/enc.





Page 2

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

3.) Continued



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 BR 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 Palaski 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 G. 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) N55° 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.

J.O. #72203

Water Supply Sewerage & Orainage & Sqhways Stru

CERTIFICATE OF PUBLICATION

Cost of Advertisement, \$_____

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., operacincensk day of _January_______, 19.73_, the deed publication appearing on the lith day of December 19.72.

OFFICE OF

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 xxxxxxxxxxx weeks 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.

	F1 (1)			
CERTIFICATE OF POSTING	PETITION	MA	NPPI	N
2 Signing DEPARTMENT OF BALTIMORE COUNTY # 73-156 RA	FUNCTION	Wall	Map	I
The state of the s	Descriptions checked and outline plotted on map			Ī
District. S. Desc of Parting. Desc. 14" 72 Posted for: Missing Jan. 4- 1973. C. 18.00. EM. Petitioner: Started Co. 18.00. March 1973.	Petition number added to outline			Ī
Location of property S.E. J. S. J. A. Landi Highey 1.460 . Se & Nora Bil.	Denied			Ī
Location of Stone J. Sugar, Partiel in Level J. Hound Belly. 36 45.	Granted by ZC, BA, CC, CA			
Remarks: Ported by 900.0 1/600 Date of return: Use - 21. 1972	Reviewed by:		-:	

PETITION	M	LPPI	NG	PRO	GRE	SS	SHEE	T		
FUNCTION	Wall	Мар	Orig	inal	Dup	icale	Tro	cing	200	Sheet
FUNCTION	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:		_			ed Pla		or des	ripti	on	Yes

SALTH COUNTY OFFICE OF PLANNIT ND ZONING County Office Building III W. Chespacke Avenue Toware, Mayyahar 21204
Your Patition has been received * this 29 day of
Sept 1972. Item!
S. Eric DiNemed Zoning Commissioner Petitioner She peaks Re. Submitted by M. William
Patitioner's Attorney J. Abdes. Reviewed by Old
This is not to be interperted as acceptance of the Patition for assignment of a hearing date.

Jemes D. Holon, Esq. 204 West Pennsylvenia Avenue Temes, Ma. THORE COUNTY	OFFICE OF PLANNI	NG AND ZONTING	Item 2
Coun 111	ty Office Buildin W. Chesapeake Ave on, Maryland 2120	<u>.</u>	
Your Petiti	on has been recel	ved and accepted for	filing
his 13th day of	October	1972.	
		RIC DIRENNA, ng Commissioner	$\frac{1}{2} \left(\frac{1}{2} \right)^{-1}$
stitioner Sherealty Company			J. Rillo fr.

BALTIMORE COUNTY, MARYLAND Ma. 5872 OFFICE OF FINANCY - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Jamuary 4, 1973 ACCOUNT 01-662

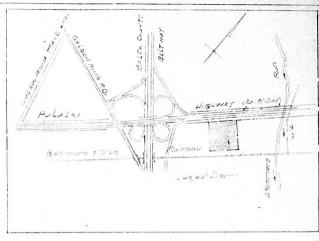
Levenson & High Normant & Cherter Sts. Baltimore, M. 21205 Advartising and posting of property for Shorealty Co.

73-156-BA 1879 00.5" 4

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

DATE MOV. 6, 1972 ACCOUNT01-662

Existing Zoning IAL CS1 Vacarit Land & ouldoor Trailer Sales HIGHWAY PULASKI to Baltimore Beltway Ex. Paring WEST BOUND LANES Concrete -20' Grass Median #xJ2"W. (See Dwg 48-178(A-4-6) 1 EAST BOUND LANES S.53° 28 W. FISCO, SA CA exist'a. Curb. ¥ 18.502 421.00 - Prop. Curb (SHA Type A) -Point of Beginning (1460' to Race Road) Ex 53 Mac Paving 196.53 14.25 Proposed Sales Area (> 40,160 Sq.Ft. 20/ 21/20 Ex. 1 Sty Brick Building Ex. 1 Sty Concrete Block FAIS Zoning Line -Existing ML IM (Vacant) (18 9 Persone V - Proposed Storage Ares Harde > Side Yard Variance requested 40.15 M55.57'20"E- 421.40'--(Existing) Rear Yord Varionce Requested Rear Yard Variance Baltimore & onio Railroad Existing Zoning ML.IM"



LOCATION PLAN Scale: /1,500'

GENERAL NOTES:

- 1. Area of Property equals 4.2355 Ac.
- 2. Existing Zoning of Property: "ML CS.1" f 'ML-IM.
- 3 Existing use of Property . "Vacant Warehouse"
- 4. Proposed Zoning 'BR'
- 5. Proposed use: "Retail Furniture Store & Worehouse"
- b. Off: Street Porking Data:
 A. Proposed Refail Area equals 40,160 Sq. Ft. requiring 201 Spo.
 B. Proposed Staraus Area equals 30,510 Sq. Ft. Mes employees req. 3.3pa.
 C. Required Parking 10101 210 Spaces
 D. Proposed Porking 136 Spaces
- 7. Petitioner is requesting a variance to Sect. 400(b) 6 of the Zoning Gode to permit a total of 100 Farking Spaces instead of the required 210 (a variance of 14 Spaces)
- 3. Fetitioner is requesting a variance to Section \$33.2 of the Zoning Code to permit a side yard of 211 instead of the required 301
- 9. Petitioner is requesting a variance to Section 238.2 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 8645 PULASKI HIGHWAY

Election District 1/2 15 Scale: 1"=50'

Baltimore County, Md. Sept. 23, 1972

MAR 48 NE 4-6 DELUCE IS HILENO, RE LINE INC.

1.0 72203

Matz, Childs & Associates 1020 Cramwell Cridge Rd Towson Md. 21204

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