

4/30 P.M. January 28 75
To be micro-filmed

RE: PETITION FOR RECLASSIFICATION: : BEFORE THE
AND VARIANCES
SE/S of Pulaski Highway, 1881' SW : ZONING COMMISSIONER
of Race Road - 15th District
Harry A. Dundore - Petitioner : OF
73-175-RA (Item No. 100) : BALTIMORE COUNTY

::: :::: :::: :::: :::: :::: ::::

ORDER NUNC PRO TUNC

It appearing, to the Zoning Commissioner of Baltimore County, that the Order heretofor entered by the Clerk, in the above entitled action, is incorrect, as stated, because of the clerical error of "one hundred and ninety-six (196) parking spaces instead of the two hundred and ten (210) parking spaces" having been entered thereon during the course of transcribing from a similiar form of a Petition, under Case No. 73-156-RA; that the clerical error committed was the transcribing of incorrect figures from the form used to the Order herein.

It is, therefore, ORDERED that the Order heretofor entered under No. 73-175-RA and dated, March 13, 1973, be and the same is hereby corrected to: "ninety-five (95) spaces instead of the required one hundred and eighty six (186) spaces". It is further ORDERED that said Order as corrected herein, be entered Nunc Pro Tunc to appear of record as of March 13, 1973, that being the date when said Order was originally and erroneously transcribed.

December 28, 1973



Zoning Commissioner of
Baltimore County

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, substantial changes in the character of the neighborhood and the health, safety, and general welfare of the community not being adversely affected,

the above reclassification should be had, and it further appearing that by reason of the granting

of the Variations requested not adversely affecting the health, safety, and general welfare of the community, Variations to permit a side yard of four (4) feet instead of the required thirty (30) feet, to permit a rear yard of fifteen (15) feet instead of the required thirty (30) feet, and to permit a total of one hundred and ninety-six (196) parking spaces instead of the required two hundred and ten (210) spaces, should be granted.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, 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 _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

the above Variance should be had; and it further appearing that by reason of the granting

of the Variations requested not adversely affecting the health, safety, and general welfare of the community, Variations to permit a side yard of four (4) feet instead of the required thirty (30) feet, to permit a rear yard of fifteen (15) feet instead of the required thirty (30) feet, and to permit a total of 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 Commissioner of Baltimore County this _____ day of _____, 1967____, that the herein Petition form Variance should be and the same is granted from and after the date of this order, to permit a side yard of four (4) feet instead of the required thirty (30) feet; to permit a rear yard of fifteen (15) feet instead of the required thirty (30) feet; and to permit a total of one hundred and ninety-six (196) parking spaces instead of the required two hundred and ten (210) spaces, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

LAW OFFICES
W. LYNN HARRISON
200 WEST JOWDA ROAD
TOWSON, MARYLAND 21204

November 27, 1972

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

Re: Petition of Harry A. Dundore, Southeast side of Pulaski Highway, 1881 feet Southwest of Race Road, from an M-L zone to a B-R zone with Variations

Dear Mr. Heyman and Members:

This office has filed on behalf of Harry A. Dundore a Petition to reclassify the above captioned property and requested certain Variations. It is respectfully requested that this property be specially heard out of the normal cycle in the public interest.

1. The property is presently improved by a manufacturing light structure which has now been vacant for some time and is being vandalized.
2. There are other vacant manufacturing light type properties in the immediate vicinity, none of which are occupied due to a decline in industrial usage and employment in this area for various reasons.
3. That the owner has an opportunity to lease or sell the property for retail sales and warehousing which will create employment for a large number of people in this immediate area but the prospective tenant urgently requires occupancy and possession which precludes it from waiting for the Petition to go through a normal cycle.
4. That the utilization of the subject property for the purposes requested will not only benefit the public through the provision of additional jobs or employment but will provide a valuable addition to the assessable base of the Baltimore County tax structure.

The Honorable Charles P. Heyman, Chairman
and Members of Baltimore County Planning Board
Page 2
November 27, 1972

5. That due to all the foregoing factors, it is clear that the scheduling of this case out of the normal cycle is definitely in the public interest as set out in Section 22-22(i) of the Baltimore County Code (1971 Cumulative Supplement).

Therefore, it is respectfully requested that this matter be placed on the Board's agenda for its next meeting. Should any further information be necessary or if you wish me to appear before the Board I will be happy to do so upon notification from you.

Thanking you for your consideration in this matter, I am

Very truly yours,

W. Lynn Harrison
W. Lynn Harrison

W.L.H.

County Council of Baltimore County
County Office Building, Towson, Maryland 21204

January 3, 1973

COUNCILMEN

First District
FRANCIS X. BOBLE
Second District
GARY HODGES
Third District
G. WALTER TYRRE, JR.
Fourth District
WEBSTER C. DOWD
Fifth District
HARRY J. BARIANFELDER
Sixth District
FRANCIS C. BARRETT
Seventh District
WALLACE A. WILLIAMS

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

Dear Mr. DiNenna:

Attached herewith please find copy of Planning Board Resolution concerning the Petition of Harry A. Dundore which the County Council passed at their meeting on Tuesday, January 2, 1973.

Sincerely,

Herbert E. Hohenberger
Secretary

HEH:hl

Attachment

CC: Mr. Albert V. Quimby

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

January 2, 1973

Albert V. Quimby
Acting Director
33000
Jefferson Building
Suite 301
Towson, Md. 21204
416-3311

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

JAN 2 1973

COUNCIL OFFICE

Dear Sir:

At its regular meeting on Thursday, December 21, 1972, the Baltimore County Planning Board, under the provisions of Subsection 22-22 (f) of the Baltimore County Code 1968, as amended, unanimously approved a resolution to certify to the County Council that early action is manifestly required in the public interest on the petition of Harry A. Dundore to change the zoning classification of his property on Pulaski Highway from M.L. to B.R.

After reviewing the petition, the Board's Comprehensive Planning Committee reported that it would appear to be in the County's interest to expedite reclassifying to a productive use a vacant structure subject to vandalism, and, by so doing, not only improve the County's assessable base, but also provide employment to a relatively large number of people. The members of the Board agreed with the Committee's report.

A copy of the petition and of letters addressed to the Planning Board Chairman in reference to the same are attached. I will provide additional information upon your request. Notification to the Zoning Commissioner of the Council's action on this matter is necessary so that his early action can be taken in accordance therewith.

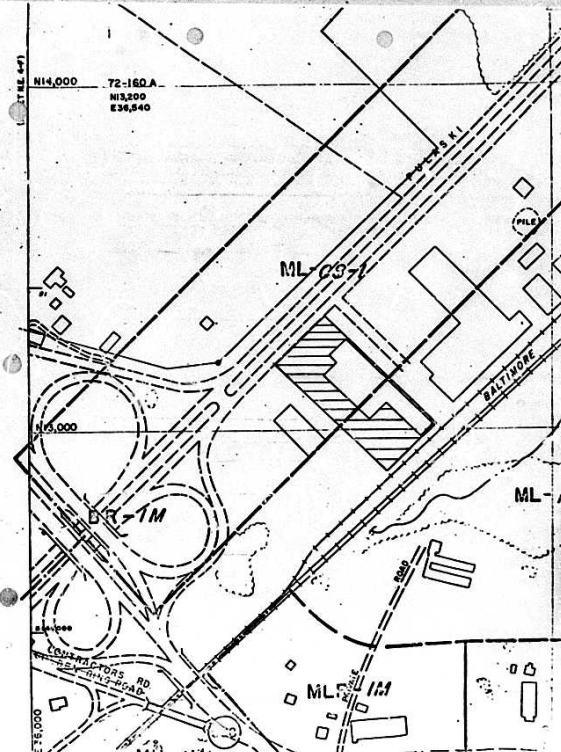
Sincerely,

Albert V. Quimby
Acting Secretary
Baltimore County Planning Board

AVQ:cm

cc: The Honorable Francis X. Bosse
The Honorable Gary Huddles
The Honorable G. Walter Tyrre, Jr.
The Honorable Webster C. Dove
The Honorable Harry J. Barianfelder
The Honorable Wallace A. Williams
Mr. Herbert E. Hohenberger
Mr. S. Eric DiNenna

Enclosures



MAY 29 1973

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 5, 1973

COUNTY OFFICE BUILDING
111 R. Christopher Ave.
Towson, Maryland 21204JOHN J. DILLON, JR.
Chairman

MEMBERS:

RICHARD J. ANGLADE

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE ROAD COMMISSION

OVERSEER OF

HIGHWAY CONSTRUCTION

HEALTH DEPARTMENT

PROJECT PLANNING

PLANNING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL

DEVELOPMENT

W. Lee Harrison, Esq.,
306 W. Joppa Road
Towson, Maryland 21204RE: Reclassification Petition
Item 100
Harry A. Dundore - Petitioner

Dear Mr. Harrison:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director and/or Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning.

The subject property is located on the southeast side of Pulaski Highway, 1881 feet southwest of Race Road, in the 15th District of Baltimore County. This industrial (M.L.C.S.-1 and M.L.-I.M.) zoned property is presently improved with a large vacant warehouse type building which abuts the Baltimore and Ohio Railroad at the rear of the site. The property to the northeast is presently improved with vacant buildings. The property to the southwest of this site is improved with a two-story building used as a truck service garage.

This property is directly adjacent to the property owned by the Shorenity Company, which is the subject of a Reclassification hearing scheduled to be heard on January 4, 1973, Case No. 73-156-BA. Both of these petitions are requesting a Reclassification from M.L.C.S.-1 and M.L.-I.M. to a P.M. zone, and this petition is also requesting a parking variance and a rear yard variance. The rear yard variance is not required if the existing loading dock is anticipated to be used. (Sec. 301.3)

As this petition appears to meet the Zoning Commissioner's rules of procedure, this petition will be accepted for filing. We do, however, recommend that the petitioner review the attached comments and revise his site plans where necessary.

W. Lee Harrison, Esq.
Page 2
January 5, 1973

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 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:GAE:JU

Enclosure

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204Bureau of Engineering
ELLIOWORTH H. LIVER, P. E. CHIEF

December 26, 1972

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

Re: Item #100 (1972-1973)

Property Owner: Harry A. Dundore
S/E/S of Pulaski Highway, 1881' S/W of Race Road
Present Zoning: M.L.C.S.-1 and M.L.-I.M.
Proposed Zoning: Reclass. to P.M. and Variance from
Section 238.2 side yards and 238.2 rear yard and
409 (b) 6 parking
District: 15th No. Acres: 1.95 acres

Dear Mr. DiNenna:

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:

Pulaski Highway (U.S. 1) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Storm Drains:

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

Pulaski Highway (U.S. 1) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

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.

Item #100 (1972-1973)
Property Owner: Harry A. Dundore
Page 2
December 26, 1972Sanitary Sewers

Public sanitary sewerage will be available to serve this site following construction of the proposed sewerage shown on Drawing #71-0365, File 1.

This site had utilized a private onsite sewage disposal system.

Very truly yours,


ELLIOWORTH H. LIVER, P.E.
Chief, Bureau of Engineering

END:RAM:PM:iss

cc: Samuel Ballistreri

1-W Key Sheet
14 WE 25 Position Sheet
MS & O Topo
90 Tax Map

Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
David H. Fisher
Administrative

December 13, 1972

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

Item: 100
RE: Z.A.C. Meeting, 12/12/72
Owner: Harry A. Dundore (Route 40)
Location: S/E/S of Pulaski Highway
1881' S/W of Race Road
Present Zoning: M.L.C.S.-1 and M.L.-I.M.
Proposed Zoning: Reclass to P.M. and
1381.2 rear yard and 409 (b) 6 parking.
District: 15
No. Acres: 1.95 acres

Attention Mr. John J. Dillon:

Dear Mr. DiNenna:

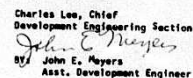
In order to adjust the existing entrance to conform with current standards, a minimum of 5' tangent curb must be established from the property line to the beginning of the radius return into the entrance.

If the parking variance is granted, we can anticipate the parking of vehicles on the shoulder of Pulaski Highway. This would be an undesirable situation, especially along a highly traveled highway.

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

The entrance reconstruction will be subject to approval and permit from the State Highway Administration.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

John E. Meyers
Asst. Development Engineer

CL:JEM:JS

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

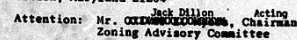
Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

812-7310

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

Attention: Mr.  Acting
Zoning Advisory Committee

Re: Property Owner: Harry A. Dundore

Location: S/E/S of Pulaski Highway, 1881' S/W of Race Road

Item No. 100 Zoning Agenda Tuesday, December 12, 1972

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "H" are applicable and required to be corrected or incorporated into the final plans for the property.

- (Y) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (Y) 2. A second means of vehicle access is required for the site.
- (Y) 3. The vehicle dead-end condition shown at _____

- (Y) 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.
- (Y) 6. Site plans are approved as drawn.
- (Y) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer:  Noted and
Planning Group Special Inspection Division Approved: 
Deputy Chief Fire Prevention Bureau

ms
4/25/72BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTHJEFFERSON BUILDING
TOWSON, MARYLAND 21204

December 13, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICERMr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 100, Zoning Advisory Committee Meeting December 12, 1972, are as follows:

Property Owner: Harry A. Dundore
Location: S/E/S of Pulaski Highway, 1881' S/W of Race Road
Present Zoning: M.L.C.S.-1 and M.L.-I.M.
Proposed Zoning: Reclass to P.M. and Variance from
Section 238.2 side yards and rear yard and
409(b)6 parking.
District: 15
No. Acres: 1.95

Metropolitan water is available to the site.

Metropolitan sewer line must be extended to serve this property.

Very truly yours,


Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:aug

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quibby
Acting Director
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204
943-3211

S. ERIC DINENNO
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
943-3211

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 #100, Zoning Advisory Committee Meeting, December 12, 1972, are as follows:

Property Owner: Harry A. Dundore
Location: S/E/S of Pulaski Highway, 1881' S/W of Race Road
Present Zoning: MLCS-1 and M.L. - IM
Proposed Zoning: Reclass to B.R. and variance from Section 238.2 side yards and 238.2 rear yard and 409 (b)6 parking.

District: 15
No. Acres: 1.95 acres

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,
Richard B. Williams
Richard B. Williams
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: December 13, 1972

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

Re: Item #100 ZAC meeting of December 12, 1972
Property Owner: Harry A. Dundore
Location: S/E/S of Pulaski Highway, 1881' S/W of Race Road
Present Zoning: MLCS-1 and M.L.-IM
Proposed Zoning: Reclass to B.R. and Variance from Section 238.2 side yards and 238.2 rear yard and 409(b)6 parking.

District: 15
No. Acres: 1.95 acres

Dear Mr. Dinenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
P.E. Representative

WNP:ld

T. HARVARD GILKAM, JR., PRESIDENT
MRS. JAMES M. PATTERSON, VICE-PRESIDENT
J. L. GILKAM, SECRETARY
STUDENT COUNCIL
N. RICHES & KNIGHT
ALAN J. LOONEY
J. MICHAEL D. WHEELER, SUPERINTENDENT
H. EMILIE PARKS
WILLIAM W. TRADCO, M.D.
MARTIN L. SCHULTZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric Dinenna, Zoning Commissioner Date: January 25, 1973

FROM: Baltimore County Planning Board

SUBJECT: Zoning Petition No. 73-175-RA

Property Owner: Harry A. Dundore
Location: S/E/S of Pulaski Highway, 1881' S/W of Race Road
Election District: 15
Existing Zoning: M.L.-C.S.-1; M.L.-I.M.
Requested Zoning: B.R.
Acreage: 1.95

The petitioner's attorney's letters to the Chairman and members of the Baltimore County Planning Board, dated November 27 and December 6, 1972, stated, in part, that this building will be used for the sales, repair and servicing, and warehousing of appliances, television sets, radios, washers, dryers, refrigerators and other items of that nature, that it will employ 80 persons, and that it will be an immediate benefit to the economy of Baltimore County; the Planning Board agrees.

It is therefore recommended that B.R. zoning be granted.



CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 18, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing at one time _____ minutes before the _____ 7th day of _____, 1973, the said publication appearing on the _____ day of _____, 1973.

THE JEFFERSONIAN
W. L. Smith
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-175-R.A.

2 Signs

District: 15th Date of Posting: 1-18-73
Posted for: *Harry A. Dundore*
Petitioner: *Harry A. Dundore*
Location of property: *S.E. of Pulaski Highway, 1881' S.W. of Race Road*
Location of signs: *On signs posted in front of house at 1881' S.W. of Race Road*
Remarks: *1 sign at 1881' S.W. of Race Road*
Posted by: *Paul H. Huse* Date of return: 1-25-73

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 28th day of Nov 1972.

R. D. Z
S. Eric Dinenna
Zoning Commissioner
Petitioner: *Dundore* Submitted by: *HARRISON*
Petitioner's Attorney: *HARRISON* Reviewed by: *JRM*
* This is not taken interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

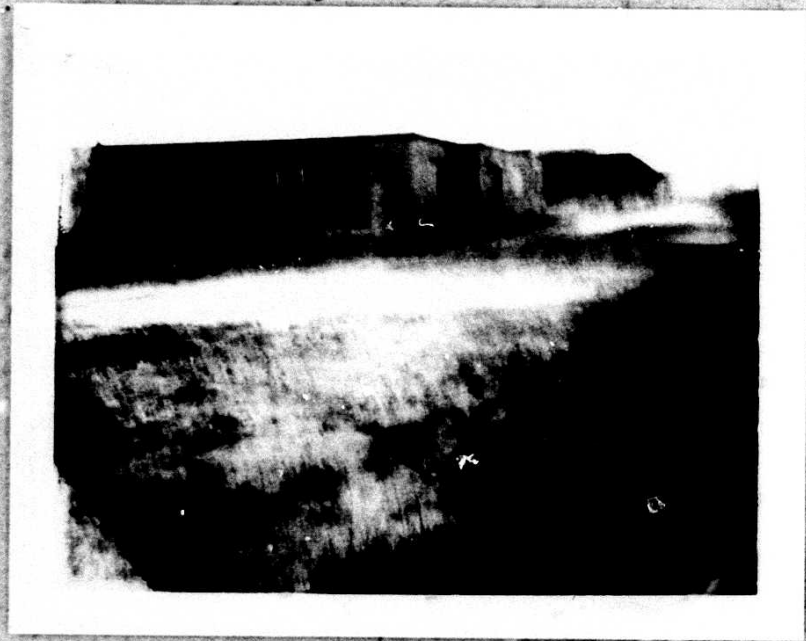
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accounted for filing this 28th day of November 1972.

R. D. Z
S. Eric Dinenna
Zoning Commissioner
Petitioner: *Harry A. Dundore*
Petitioner's Attorney: *W. L. Harrison* Reviewed by: *JRM*
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 5896
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Jan. 15, 1973 ACCOUNT: 01-662
AMOUNT: \$50.00
DISTRIBUTION
WHITE - CASHIER
V. Lee Harrison, Esq.
206 W. Joppa Road
Towson, Md. 21204
Petition for Reclassification and Variance for
Harry A. Dundore
73-175-RA
50.00

BALTIMORE COUNTY, MARYLAND No. 7062
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Feb. 28, 1973 ACCOUNT: 01-662
AMOUNT: \$53.75
DISTRIBUTION
WHITE - CASHIER
V. Lee Harrison, Esq.
206 W. Joppa Road
Towson, Md. 21204
Advertising and printing of property for Harry
Dundore
73-175-RA
53.75



J. 5. 72271-D