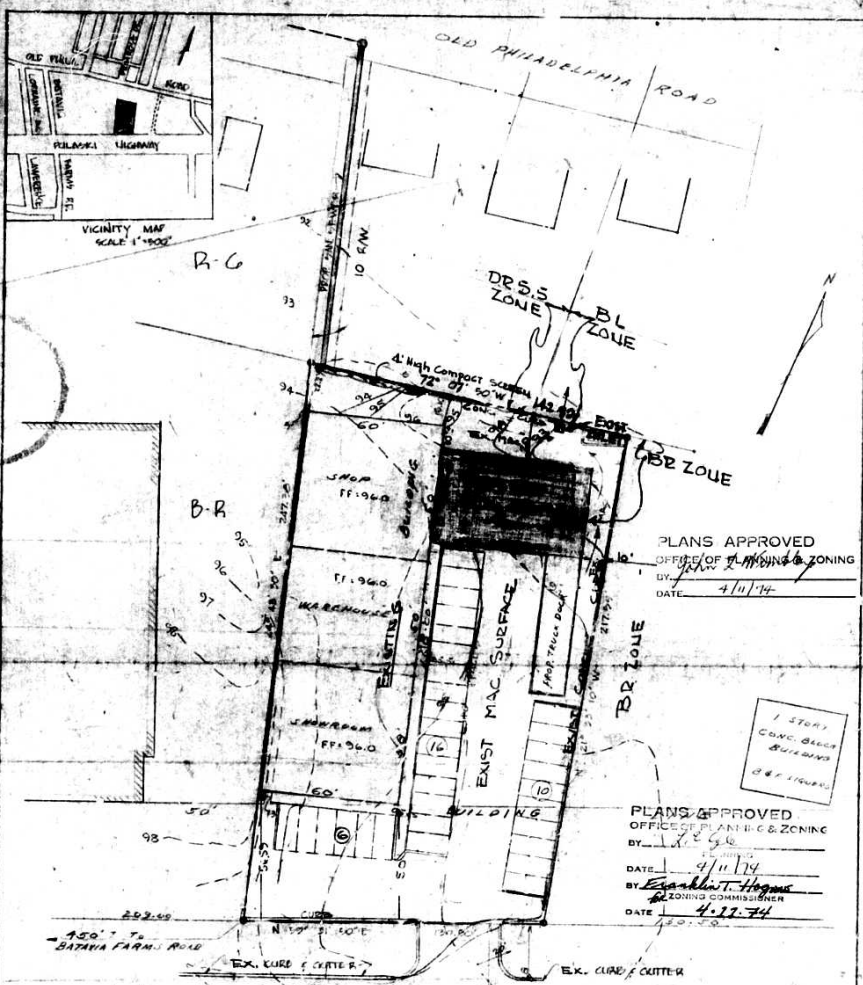


1077-B



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
DATE 4/11/74

1 STORY
CONC. BLOCK
BUILDINGS
88' WIDE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
DATE 4/11/74
ZONING COMMISSIONER

MILLED, RAPHAEL FAYOUC, INC.
201 CARLTON AVE.
TOWSON 4, MARYLAND

GENERAL NOTES

AREA OF PROPERTY - 0.723 ACRES
EXIST. USE OF PROPERTY - SALES & SERVICE
PROPOSED USE OF PROPERTY - SALES & SERVICE
EXIST. ZONING OF PROPERTY - P-C
PROPOSED ZONING OF PROPERTY - B-C

PARKING DATA

OFFICE - 15'x60' - 900 SQ. FT. @ 1 SPACE PER 200 SQ. FT. = 5 SPACES
SHOWROOM - 45'x60' - 2700 SQ. FT. @ 1 SPACE PER 200 SQ. FT. = 15 SPACES
SHOP - 60'x60' - 3600 SQ. FT. @ 1 SPACE PER 200 SQ. FT. = 12 SPACES
WAREHOUSE - 9 EMPLOYEES @ 1 SPACE PER 5 EMPLOYEES = 3 SPACES
SPACES REQUIRED - 21
SPACES PROVIDED - 32

PULASKI HIGHWAY

ROUTE 40

PLAT TO ACCOMPANY

PETITION FOR VARIANCE
PROPERTY OF
STATE SAW COMPANY

1ST ELECT DIST - BALTO COMD
SCALE 1"=30' AUG 10 1973

Zoning File # 74-148

1077-B

077-B

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Napoleon N. and
I, or we, Vera Del Negro, 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 . 238.2 (to allow a sideyard set-
back of 10' in lieu of the required 30 feet.)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the
following reasons: (Indicate hardship or practical difficulty)

Variance is sought in order to permit expansion of
existing warehouse storage facilities which are part
of a tool servicing and storage business now being
operated on the premises. The expansion of these
facilities has been made necessary by the growth of
that business and is essential to its continued success-
ful operation. Due to the small area of this parcel, the
necessary expansion cannot be accomplished under existing
setback requirements. Strict compliance with the zoning
ordinance in this instance would create an unreasonable
hardship and practical difficulty in using the property by
rendering the premises inadequate for its present use.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
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
Address: 8220 Pulaski Highway
Baltimore, Maryland 21237

Protestant's Attorney
Address: 25 E. Charles Street
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day

of November 1973, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 2nd day of January, 1974, at 11:00 o'clock

Eric D. DiNenna
Zoning Commissioner of Baltimore County

(over)

MICROFILMED

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E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 283-2908

RESIDENCE: 771-4592

October 9, 1973

DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE
STATE SAW COMPANY

BEGINNING for the same at a point on the north side
of Pulaski Highway at a distance of 450 feet ± from the inter-
section of the north side of Pulaski Highway and the east side
of Batavia Farms Road, running thence and binding on the north
side of Pulaski Highway N59°31'50" E 130.50 feet, thence N21°
33'10" W 217.50 feet, thence S72°07'50" W 142.90 feet, thence
S24°43'30" E 247.38 feet to the place of beginning.

CONTAINING 0.723 acres of land, more or less.

BEING the land of Napoleon N. and Vera Del Negro.



E. F. Raphael
Eugene F. Raphael
Registered Professional
Land Surveyor #2246

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 26, 1973

FROM: William D. From, Director of Planning

SUBJECT: Petition #74-148-A. North side of Pulaski Highway 450 feet, more or less,
East of Batavia Farms Road.
Petition for Variance for a Side Yard.
Petitioner - Napoleon N. and Vera Del Negro

15th District

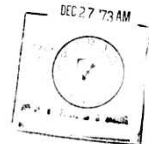
HEARING: Wednesday, January 2, 1974 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the
subject petition and has no comments to offer at this time.

William D. From
William D. From, Director of
Planning

WDF:NEG:rv

MICROFILMED



BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MALLON
DIRECTOR DEPUTY TRAFFIC ENGINEER

December 12, 1973

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

Re: Item 87 - ZAC - November 13, 1973
Property Owner: Napoleon N. & Vera Del Negro
Pulaski Highway & Batavia Farms Road
Variance to permit a sideyard setback
District 15

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested
variance to a side yard setback.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nlc

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 10, 1973

John E. Kratz, Jr., Esquire
2000 First Maryland Building
Baltimore, Maryland 21201

Re: Item #87
Zoning Variance
Napoleon N. & Vera Del Negro

Dear Mr. Kratz:

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 of Planning
may file a written report with the Zoning Commissioner with recommenda-
tions as to the appropriateness of the requested zoning.

The subject property is located on the northside of Pulaski
Highway, 450 feet east of Batavia Farms Road, in the 15th District
of Baltimore County.

This property is zoned D.R. and is improved with a 168 feet x
60 feet one story building, which is occupied by the State Saw Company.
The petitioner wishes to expand to the east of the existing structure
with a 66 feet x 40 feet building and thus, requires a side yard
variance of 10 feet instead of the required 30 feet.

The property to the rear is zoned D.R., S.S. and B.L. The properties
on either side are zoned B.R.

Parking did not appear to be a problem on the property.

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 90 days after the date on the
filing certificate, will be forwarded to you in the near future.

Very truly yours,

John J. Dillon, Jr.
Chairman, Zoning Advisory Committee

JDD:jsb

Enclosure

cc: Muller, Raphael & Associates, Inc.
201 Courtland Avenue
Towson, Maryland 21204

MICROFILMED

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

Bureau of Engineering
ELLSWORTH N. DYER, P. E. - CHIEF

November 27, 1973

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

Re: Item #87 (1973-1974)
Property Owner: Napoleon N. & Vera Del Negro
N/S of Pulaski Hwy., 450' from the intersection of
the N/S of Pulaski Hwy. and the E/S of Batavia Farms Rd.
Existing zoning: B.R.
Proposed zoning: Variance to permit a sideyard setback
of 10' instead of the required 30'
No. of Acres: 0.723 District: 15th

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. 40) is a State Road; therefore, all improvements, inter-
sections, entrances and drainage requirements as they affect the road come under the
jurisdiction of the Maryland Highway Administration. Any utility construction within
the State Road right-of-way will be subject to the standards, specifications and approval
of the State in addition to those of Baltimore County.

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.

Storm Drains:

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 exists in Pulaski Highway. It appears that additional fire
hydrant protection may be required in the vicinity.

MICROFILMED

Item #87 (1973-1974)
Property Owner: Napoleon N. & Vera Del Negro
Page 2
November 27, 1973

Sanitary Sewer:

Public sanitary sewerage exists in Old Philadelphia Road. The Petitioner will
require a private offsite utility easement to effect the proposed sanitary sewer
connection indicated on the submitted plan.

Very truly yours,

Ellsworth N. Dyer
ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END:RAM:FW:ess

cc: G. Brier
J. Loos

I-SN Key Sheet
9 & 10 NS 21 Pos. Sheets
NS 3 F Topo
89 Tax Map

MICROFILMED

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 due to the location of the... existing building and the irregular lot line, 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 Variance requested not adversely affecting the health, safety and general welfare of the community

to permit a side yard setback of ten feet instead of the Variance required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of January, 1974, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of January, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



Harry R. Hughes
Secretary
Edward M. Evans
Administrator

Nov. 15, 1973

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

RE: Z.A.C. meeting Nov. 13, 1973
Property Owner: Napoleon N. & Vera Del Negro
Location: N/S of Pulaski Hwy. (Rte. 10)
Four hundred and fifty (450) feet from the intersection of the N/S of Pulaski Hwy. & the E/S of Batavia Farms Rd.
Existing zoning: B.R.
Proposed Zoning: Variance to permit a side yard setback of ten (10) feet instead of the required thirty (30) feet
No. of Acres: 0.723
District: 15th

ATTN: Mr. John J. Dillon

Dear Mr. DiNenna:

The existing entrance into the subject site is acceptable to the State Highway Administration.

The 1972 average daily traffic count on this section of Pulaski Highway is 30,000 vehicles.

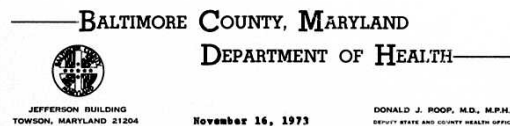
Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

By: J. Meyers

CL:DJing

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



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

November 16, 1973

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 87, Zoning Advisory Committee Meeting November 13, 1973, are as follows:

Property Owner: Napoleon & Vera Del Negro
Location: N/S Pulaski Hwy. 450' from Int. of Pulaski Hwy and Batavia Farms Rd.
Present Zoning: B.R.
Proposed Zoning: Variance to permit side yard setback of 10' instead of required 30'
No. Acres: 0.723
District: 15

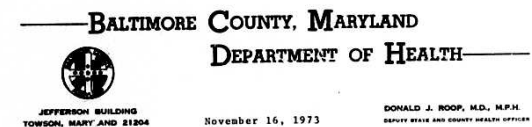
Metropolitan water is available.

Metropolitan sewer must be extended to site prior to issuance of building permit.

Very truly yours,

Thomas H. Davis, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mne



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

November 16, 1973

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 87, Zoning Advisory Committee Meeting November 13, 1973, are as follows:

Property Owner: Napoleon & Vera Del Negro
Location: N/S Pulaski Hwy. 450' from Int. of Pulaski Hwy and Batavia Farms Rd.
Present Zoning: B.R.
Proposed Zoning: Variance to permit side yard setback of 10' instead of required 30'
No. Acres: 0.723
District: 15

Metropolitan water is available.

Metropolitan sewer must be extended to site prior to issuance of building permit.

Very truly yours,

Thomas H. Davis, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mne

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
928-7510

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Napoleon N. & Vera Del Negro

Location: N/S of Pulaski Hwy., four hundred and fifty (450) feet from the intersection of the N/S of Pulaski Hwy. & the E/S of Batavia Farms Rd.
Item No. 87 Zoning Agenda November 13, 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
- () 4. EXCEEDS the maximum allowed by the Fire Department. 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.

Reviewed: [Signature] Noted and Approved: [Signature]
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 14, 1973

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

Z.A.C. Meeting of: November 13, 1973

Re: Item 87
Property Owner: Napoleon N. & Vera Del Negro
Location: N/S of Pulaski Hwy. 450' from the intersection of the N/S of Pulaski Hwy. & the E/S of Batavia Farms Rd.
Present Zoning: B.R.
Proposed Zoning: Variance to permit a side yard setback of ten (10) ft. instead of the required thirty (30) ft.

District: 15th
No. Acres: 0.723

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/ml

MICROFILMED

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 15, 1973

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 87, Zoning Advisory Committee Meeting, November 13, 1973, are as follows:

Property Owner: Napoleon N. & Vera Del Negro
Location: N/S of Pulaski Highway, four hundred and fifty (450) feet from the intersection of the N/S of Pulaski Highway and the E/S of Batavia Farms Road
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a side yard setback of ten (10) feet instead of the required thirty (30) feet
No. of Acres: 0.723
District: 15

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3311 ZONING 484-3301

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: [Signature]	Revised Plans: Change in outline or description					Yes				
Previous case: [Signature]	Map #					No				

MICROFILMED

[illegible]

THIS IS TO CERTIFY, that the ~~presented~~ advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~was in each~~ of one time ~~successive weeks~~ before the 2nd day of January, 1874, the last publication appearing on the 13th day of December, 1873.

L. Frank White
Manager

Cost of Advertisement, \$ 71.00

MICROFILMED

[illegible]

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 2nd day of January, 1974, the publication appearing on the 13th day of December, 1973.

Robert A. Leinhardt
Advertising Mgr.

Cost of Advertisement \$14.28

MICROFILMED

John E. Hoots, Jr., Esq.
2000 First Maryland Bldg.
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Page 257

Your Petition has been received and accepted for filing
 _____ day of November 1973.

S. ERIC DYNNEN,
Zoning Commissioner

Petitioner **Republic N. & Mary Est. Engro**

Petitioner's Attorney **John E. Hoste, Jr.**

Reviewed by John J. H. H. H.
Chairman
Zoning Advisory Committee

MICROFILMED

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

Your Petition has been received * this 1st day of

Trux 1973 1973. Item 1

S. Eric DiNenno
Zoning Commissioner

Petitioner NIGRO Submitted by RAPHEL

Petitioner's Attorney KROTH Reviewed by IPB

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

MICROFILMED.

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

No. 13015

DATE Dec. 11, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

E. F. Raphael & Associates
201 Courtland Ave.
Towson, Md. 21204

Petition for Variance for Napoleon N. DelNegro

#74-148-A MICROFILMED 250

#74-1148-A

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

No. 13050

DATE Jan. 14, 1974 ACCOUNT 01-662

AMOUNT 210.28

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

State Saw and Machinery Co.
8220-22 Pulaski Highway

Baltimore, Md. 21237
Advertising and posting of property for Napoleon
Del Negro - 7th-118-1

4028
MICROFILMED

1077-B

