

74-250-SPH PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Royce Industrial Park, Inc. 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve PARKING ON LOT PARTIALLY ZONED RESIDENTIAL.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

Royce Industrial Park, Inc. Royce Industrial Park, Inc.
Contract Purchaser Legal Owner
Address 819 North Point Road
Baltimore, Md. 21237
Petitioner's Attorney Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 5th day of April, 1974, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that newspapers be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of May, 1974, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
S/S of Vola Avenue, 167' E of Rolling : DEPUTY ZONING
Road - 1st District : COMMISSIONER
Royce Industrial Park, Incorporated - :
Petitioner : OF
NO. 74-250-SPH (Item No. 144) : BALTIMORE COUNTY

The Petitioner has requested this Special Hearing to determine if a use permit for commercial parking (passenger car) should be approved on a residentially zoned parcel of land.

The parcel in question is part and parcel of Lot Nos. 8, 9, 10, 11 and 12, as laid out on the plat of Ivy Terrace and recorded among the land records of Baltimore County in plat book W.P.C. 7, folio 85. Said Lots have been bisected by a B.M. -D.R. 5.5 zoning division line, and the residential portion thereof, containing .49 acres of land, more or less, is the subject of this Petition.

Testimony established that the depth of the subject property is not sufficient to meet the area requirements for a buildable residential lot. In addition to being owned by the Petitioner and located adjacent to his commercial complex, the parcel is situated between two commercial buildings and, as such, is not aesthetically acceptable for residential uses. The only road frontage available to the subject property is Vola Avenue, a thirty foot wide unimproved paper street. If granted, the parking would be entirely oriented to the Petitioner's existing commercial complex and supplement the existing parking area for said complex. No new uses or buildings are proposed. The residential parking area would be paved, screened, and would have a useful, stabilizing effect on the community.

After reviewing the above testimony, it is the opinion of the Deputy Zoning Commissioner that the Petitioner's request should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of June, 1974, that the herein requested use permit for parking in a residential area should be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of and compliance with the site plan submitted with this Petition, marked as Petitioner's Exhibit No. 1, and approved by the Office of Planning and Zoning, on June 25, 1974.

James E. Dyer
Deputy Zoning Commissioner of Baltimore County

June 25, 1974

Mr. Albert Landay
Royce Industrial Park, Inc.
819 North Point Road
Baltimore, Maryland 21237

RE: Petition for Special Hearing
S/S of Vola Avenue, 167' E of Rolling
Road - 1st District
Royce Industrial Park, Inc. -
Petitioner
NO. 74-250-SPH (Item No. 144)

Dear Mr. Landay:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED:jmc
Attachments

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 15, 1974

Royce Industrial Park, Inc.,
819 North Point Road,
Baltimore, Maryland 21237

RE: Special Hearing Petition
Item 144
Royce Industrial Park, Inc. -
Petitioners

Dear Sirs:

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 recommendations as to the appropriateness of the requested zoning.

The subject property is located on the south side of Vola Avenue, a paper street, and is approximately one hundred and fifty (150) feet east of Rolling Road.

The Rolling Road Plaza shopping center is to the west and opposite the site on Rolling Road. A Robert Hall store adjoins the property to the south. The improvements on properties to the north and east have not been clearly indicated on the plat and must be revised. In addition, this office feels a previous permit application (O-62-74) was erroneously approved as the existence of electrical transformers and other structures on site preclude the provision of the required off street parking.

Royce Industrial Park, Inc.
Item 144
March 15, 1974

Page 2

This office and the Project & Development Planning Division are withholding approval of the subject application until such time as it is revised to reflect all existing structures, on site and adjacent. The plan must also be revised to reflect the property as existing in the First Election District of Baltimore County.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: David S. Hyman and Associates
2622 Maryland Avenue
Baltimore, Maryland 21218

Use Permit For Parking In A Residential Zone

Beginnings for the same on the southernmost side of Vola Avenue (30 ft. wide) at the division line between lots nos. 7 and 8 as shown on the plat of Ivy Spring Terrace plat book WPC #7 folio 85 said point being distant 167'-0 1/2" measured easterly from the easternmost side of Rolling Road (30 ft. wide) thence binding on the southernmost side of said Vola Avenue north 85° 11' 20" east 125.00 ft. thence binding on the division line between lots nos. 12 and 13 south 4° 48' 40" east 52.00 ft. to the division line between DR 5.5 and BM zoning thence binding on said zoning line south 85° 11' 20" west 125.00 ft. to said division line between lots nos. 7 and 8 thence binding on said line north 4° 48' 40" west at 52.00 ft. to the place of beginning

Containing 0.149 acres of land more or less

Being the northern most portion of lots nos. 8, 9, 10, 11 and 12 as shown on the plat of Ivy Spring Terrace as filed among the land records of Baltimore County in plat book WPC #7 folio 85

David W. Dallas, Jr.
DAVID W. DALLAS, JR.
CIVIL ENGINEER
8715 OLD HARFORD RD.
BALTIMORE, MD. 21238
(301) 645-7422

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

823-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Royce Industrial Park, Inc.

Location: S/S of Vola Avenue, 150 feet E of Rolling Road

Item No. 144

Zoning Agenda February 26, 1974

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 150 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 X
- () 4. EXEMPT 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.
- () 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", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: Paul H. Reincke Noted and Approved
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
2/16/73

TOWSON, MD. April 18 1974

THE JEFFERSONIAN

THE JEFFERSONIAN,
G. Leach Smith
Manager



THIS IS TO CERTIFY, that the annexed advertisement of
D. Wils Mullan
Sending Commissioner of Baltimore County
 was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-
 lished in Baltimore County, Maryland, once a week for
~~one~~ week before the 23 day of April 1976 that is to say,
 he same was inserted in the issue of April 18 - 1976.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	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: _____

Previous case: _____

Revised Plans:
Change in outline or description _____ Yes
_____ No

Map # _____

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

Your Petition has been received * this 14th day of 1977. Item # 1

Petitioner Payson Holmstrom PA Submitted by GARSON POLUN
 Petitioner's Attorney — Reviewed by NBC

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

1988 149

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 22 day of April 1974.

S. ERIC DINENNA,
Zoning Commissioner

Petitioner Bayco Industrial Park, Inc.

Petitioner's Attorney
c/o David S. Brown and Associates
2025 Maryland Avenue
Baltimore, Md. 21218

Reviewed by James J. [redacted]
Chairman,
Zoning Advisory Committee

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

14792

DATE May 6, 1974 ACCOUNT 01-662

AMOUNT \$55.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Boyes Industrial Park, Inc.
819 North Point Rd.
Baltimore, Md. 21237
Advertising and printing of property
#250-6774 55.00

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

14713

DATE April 15, 1974 ACCOUNT 01-662

AMOUNT **\$25.00**

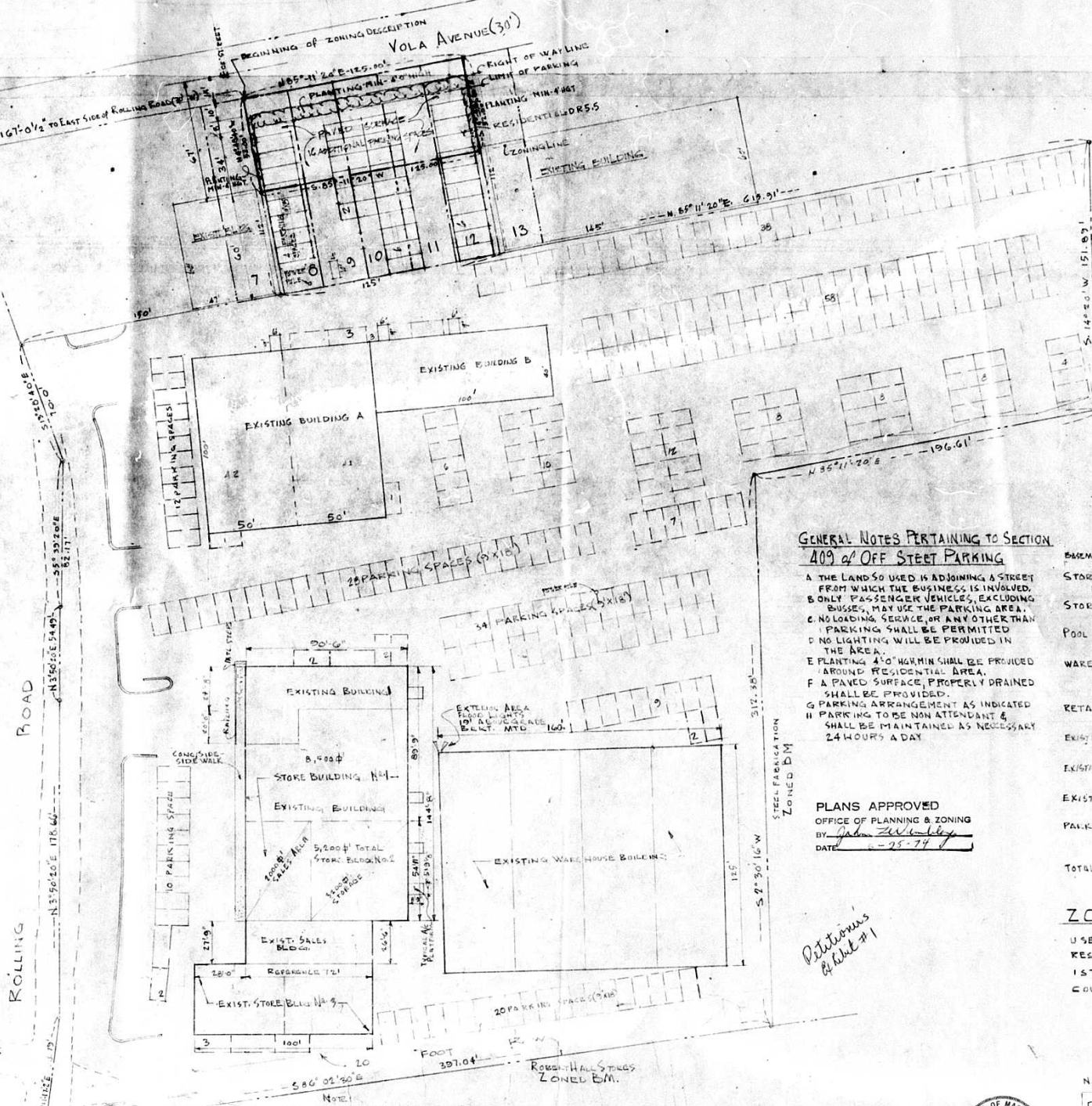
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Landay Enterprises, Ltd.
819 North Point Road
Baltimore, MD. 21237
Petition for Special Hearing for Bayco Industrial
Park, Inc. 2-18-70-20-200 25.00 HSC

SHOPPING CENTER
ZONED B1

ROLLING
ROAD

POWERS
LANE



LOCATION PLAN
SCALE: 1" = 30'-0"

PROPERTY
ROLLING ROAD AND BALTIMORE NATIONAL PIKE
FOR MR. ALBERT LANDAY

GENERAL NOTES PERTAINING TO SECTION 409' x 4' OFF STREET PARKING

- THE LAND SO USED IS ADJOINING A STREET FROM WHICH THE BUSINESS IS INVOLVED. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA.
- NO LOADING SERVICE OR ANY OTHER THAN PARKING SHALL BE PERMITTED IN THE AREA.
- NO LIGHTING WILL BE PROVIDED IN THE AREA.
- PLANTING 4'-0" HIGH MIN SHALL BE PROVIDED AROUND RESIDENTIAL AREA.
- A PAVED SURFACE, PROPERLY DRAINED SHALL BE PROVIDED.
- PARKING ARRANGEMENT AS INDICATED
- PARKING TO BE NON ATTENDANT & SHALL BE MAINTAINED AS NECESSARY 24 HOURS A DAY

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 7-25-74

*Proposed
Sheet #1*

NOTE:
SITE PLANS TO ACCOMPANY SPECIAL
HEARING FOR OFF STREET PARKING
IN RESIDENTIAL AREA.

PARKING DATA	
BASEMENT OFFICE BUILDING B, 3,600 sq ft	
PARKING REQ'D. 3,600/500 =	8 SPACES
STORE BUILDING NO. 1, TOTAL 8,122 sq ft	
PARKING REQ'D. 8,122/200 =	41 SPACES
STORE BUILDING NO. 2, TOTAL 4,887 sq ft	
PARKING REQ'D. 4,887/200 =	25 SPACES
POOL HALL	
Total 4,000 sq ft	
PARKING REQ'D. 4,000/300 =	14 SPACES
WAREHOUSE	
Total 20,000 sq ft	
1 PARKING SPACE FOR EVERY 3	
EMPLOYEES - 5 EMPLOYEES =	2 SPACES
RETAIL ADDITION	
Total 1,244 sq ft	
PARKING REQ'D. 1,244/200 =	10 SPACES
EXISTING BUILDING B, TOTAL 4,000 sq ft	
PARKING REQ'D. 4,000/50 =	80 SPACES
EXISTING BUILDING A1, TOTAL 5,000 sq ft	
PARKING REQ'D. 5,000/200 =	25 SPACES
EXISTING BUILDING A2, TOTAL 5,000 sq ft	
PARKING REQ'D. 5,000/50 =	100 SPACES
PARKING SPACES - MIN 9' x 12' -	307 REQUIRED

TOTAL NUMBER OF PARKING SPACES PROVIDED - 222

ZONING PLAT

USE PERMIT FOR PARKING IN A
RESIDENTIAL ZONE
1ST ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND

NOTE: REVISED & REDRAWN - SEE DED. NO. 71-19, 71/71

DAVID S. HYMAN and ASSOCIATES
David S. Hyman, Engineer, Planner

2602 MARYLAND AVENUE
BALTIMORE, MARYLAND, 21218

73-36
6/10/73
REVISIONS: WHATS WITH Loc. PL.
4/17/74 4/17/74 4/17/74

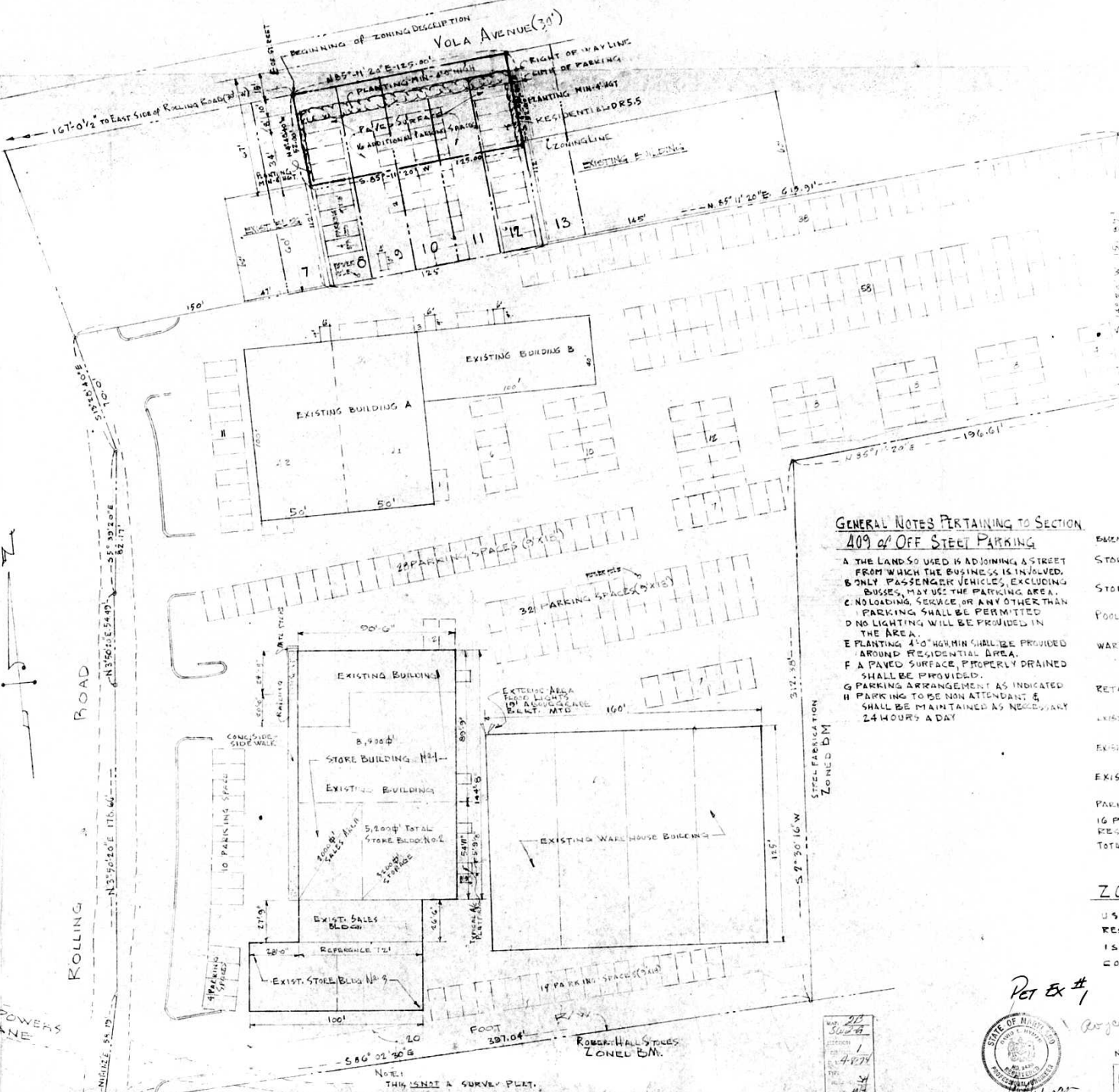


SHOPPING CENTER
ZONED C-1

ROAD

ROLLING

POWERS
LANE



GENERAL NOTES PERTAINING TO SECTION 409 of OFF STREET PARKING

- A THE LAND SO USED IS ADJOINING A STREET FROM WHICH THE BUSINESS IS INVOLVED.
- B ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA.
- C NO LOADING, SERVICE, OR ANY OTHER THAN PARKING SHALL BE PERMITTED IN THE AREA.
- D NO LIGHTING WILL BE PROVIDED IN THE AREA.
- E PLANTING 4'0" HIGH MIN. SHALL BE PROVIDED AROUND RESIDENTIAL AREA.
- F A PAVED SURFACE, PROPERLY DRAINED SHALL BE PROVIDED.
- G PARKING ARRANGEMENT AS INDICATED SHALL BE MAINTAINED AS NECESSARY 24 HOURS A DAY.

NOTES:
SITE PLAN TO ACCOMPANY SPECIAL HEARING FOR OFF STREET PARKING IN RESIDENTIAL AREA.

PARKING DATA	
EXISTING OFFICE BUILDING B 3,640 SF	PARKING REQ'D. 3,640/500 = 8 SPACES
STORE BUILDING NO. 1 TOTAL 8,122 SF	PARKING REQ'D. 8,122/200 = 41 SPACES
STORE BUILDING NO. 2 TOTAL 4,827 SF	PARKING REQ'D. 4,827/200 = 25 SPACES
POOL HALL TOTAL 4,000 SF	PARKING REQ'D. 4,000/500 = 8 SPACES
WAREHOUSE TOTAL 20,000 SF	PARKING REQ'D. 20,000/500 = 40 SPACES
1 PARKING SPACE FOR EVERY 3 EMPLOYEES - 5 EMPLOYEES	= 2 SPACES
RETAIL ADDITION TOTAL 1,944 SF	PARKING REQ'D. 1,944/200 = 10 SPACES
EXISTING BUILDING B TOTAL 4,000 SF	PARKING REQ'D. 4,000/50 = 80 SPACES
EXISTING BUILDING A1 TOTAL 5,000 SF	PARKING REQ'D. 5,000/200 = 25 SPACES
EXISTING BUILDING A2 TOTAL 5,000 SF	PARKING REQ'D. 5,000/50 = 100 SPACES
PARKING SPACES - MIN. 9' x 18' - 307 REQUIRED	
TOTAL NUMBER OF PARKING SPACES SHOWN - 310	

ZONING PLAT

USE PERMIT FOR PARKING IN RESIDENTIAL ZONE
1ST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Per Ex #

REVISED PLANS #14

NOTES: REVISED & RECALCULATED - SEE JOURNAL T-113, 11/11

DAVID S. HYMAN and ASSOCIATES
DAVID S. HYMAN, Engineer, Planner

2672 MARYLAND AVENUE
BALTIMORE, MARYLAND, 21216

73-36	REVISIONS: 11/11/74	LOC. PL.
6/1/73	6/1/74	6/1/74

PROPERTY
ROLLING ROAD near BALTIMORE NATIONAL PIKE
for MR. ALBERT LANDAY

LOCATION PLAN SCALE: 1" = 30'-0"

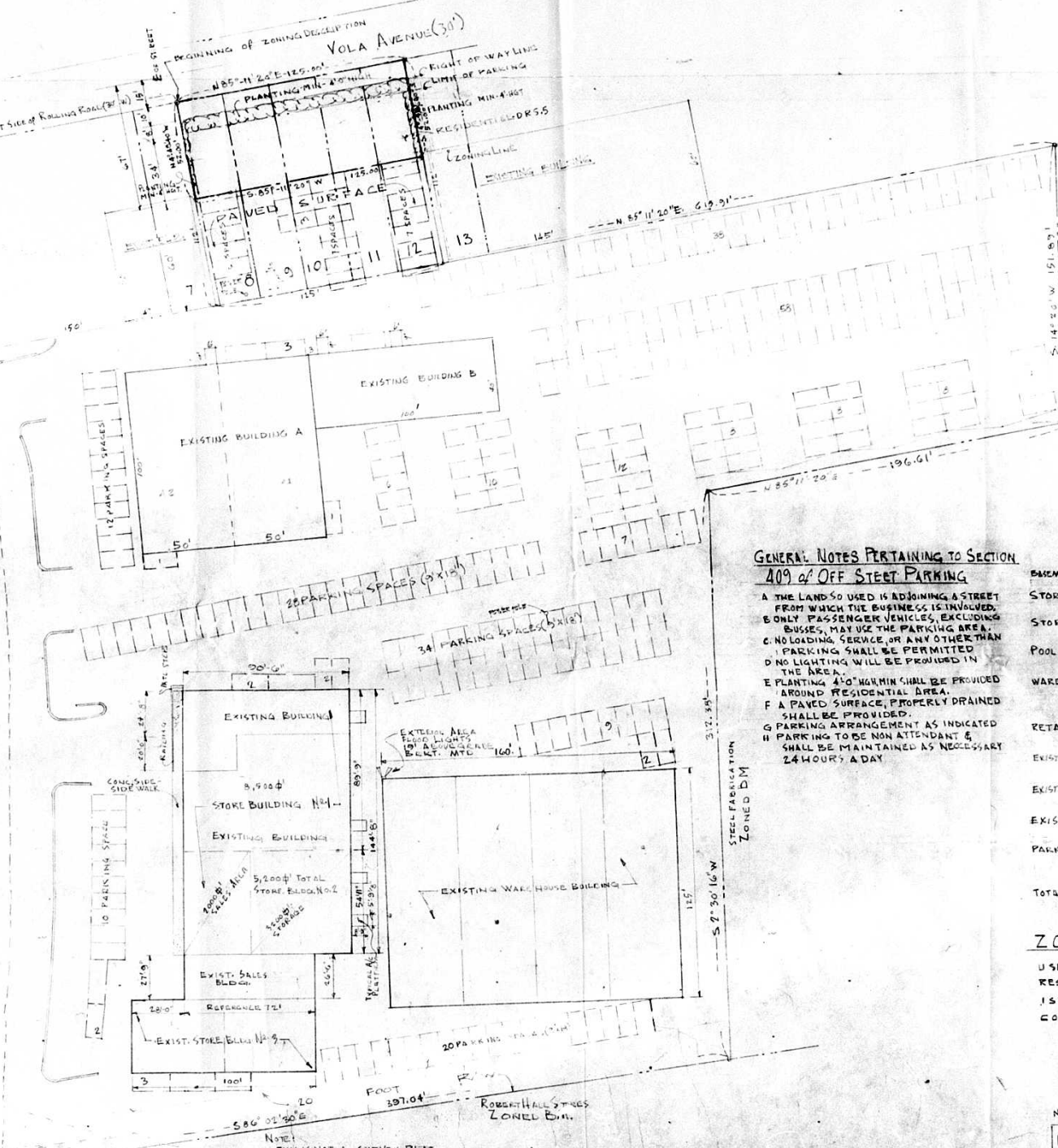
NOTE:
THIS IS NOT A SURVEY PLAT.



SHOPPING CENTER
ZONED C-1

ROLLING ROAD

POWERS LANE



NOTE: THIS IS NOT A SURVEY PLAT.

LOCATION PLAN
SCALE: 1" = 90' 0"

PROPERTY
ROLLING ROAD NEAR BALTIMORE NATIONAL PIKE
FOR MR. ALBERT LANDAY

GENERAL NOTES PERTAINING TO SECTION 409 4' OFF STREET PARKING

- THE LAND SO USED IS ADJOINING A STREET FROM WHICH THE BUSINESS IS CONDUCTED. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA.
- NO LOADING SERVICE OR ANY OTHER THAN PARKING SHALL BE PERMITTED IN THE AREA.
- NO LIGHTING WILL BE PROVIDED IN THE AREA.
- PLANTING 4'-0" HIGH MIN SHALL BE PROVIDED AROUND RESIDENTIAL AREA.
- A PAVED SURFACE, PROPERLY DRAINED SHALL BE PROVIDED.
- PARKING ARRANGEMENT AS INDICATED
- PARKING TO BE NON ATTENDANT & SHALL BE MAINTAINED AS NECESSARY 24 HOURS A DAY

NOTE:
SITE PLAN TO ACCOMPANY SPECIAL
HEARING FOR OFF STREET PARKING
IN RESIDENTIAL AREA.

PARKING DATA

EXISTING OFFICE BUILDING NO. 1	5,000/500	=	8 SPACES
STOCK BUILDING NO. 1	TOTAL 8,122/200	=	41 SPACES
PARKING REQ'D. 8,122/200			
STOCK BUILDING NO. 2	TOTAL 4,887/200	=	25 SPACES
PARKING REQ'D. 4,887/200			
POOL HALL	TOTAL 4,000/50	=	14 SPACES
PARKING REQ'D. 4,000/50			
WAREHOUSE	TOTAL 20,000/50	=	80 SPACES
1 PARKING SPACE FOR EVERY 3			
EMPLOYEES - 5 EMPLOYEES		=	2 SPACES
RETAIL ADDITION	TOTAL 1,244/50	=	10 SPACES
PARKING REQ'D. 1,244/50			
EXISTING BUILDING B	TOTAL 4,000/50	=	50 SPACES
PARKING REQ'D. 4,000/50			
EXISTING BUILDING A1	TOTAL 5,000/50	=	25 SPACES
PARKING REQ'D. 5,000/50			
EXISTING BUILDING A2	TOTAL 5,000/50	=	100 SPACES
PARKING REQ'D. 5,000/50			
PARKING SPACES - MIN. 9' X 15'		=	307 REQUIRED

TOTAL NUMBER OF PARKING SPACES PROVIDED - 310

ZONING PLAT

USE PERMIT FOR PARKING IN A
RESIDENTIAL ZONE
1ST ELECTION DISTRICT BALTIMORE
COUNTY, MARYLAND



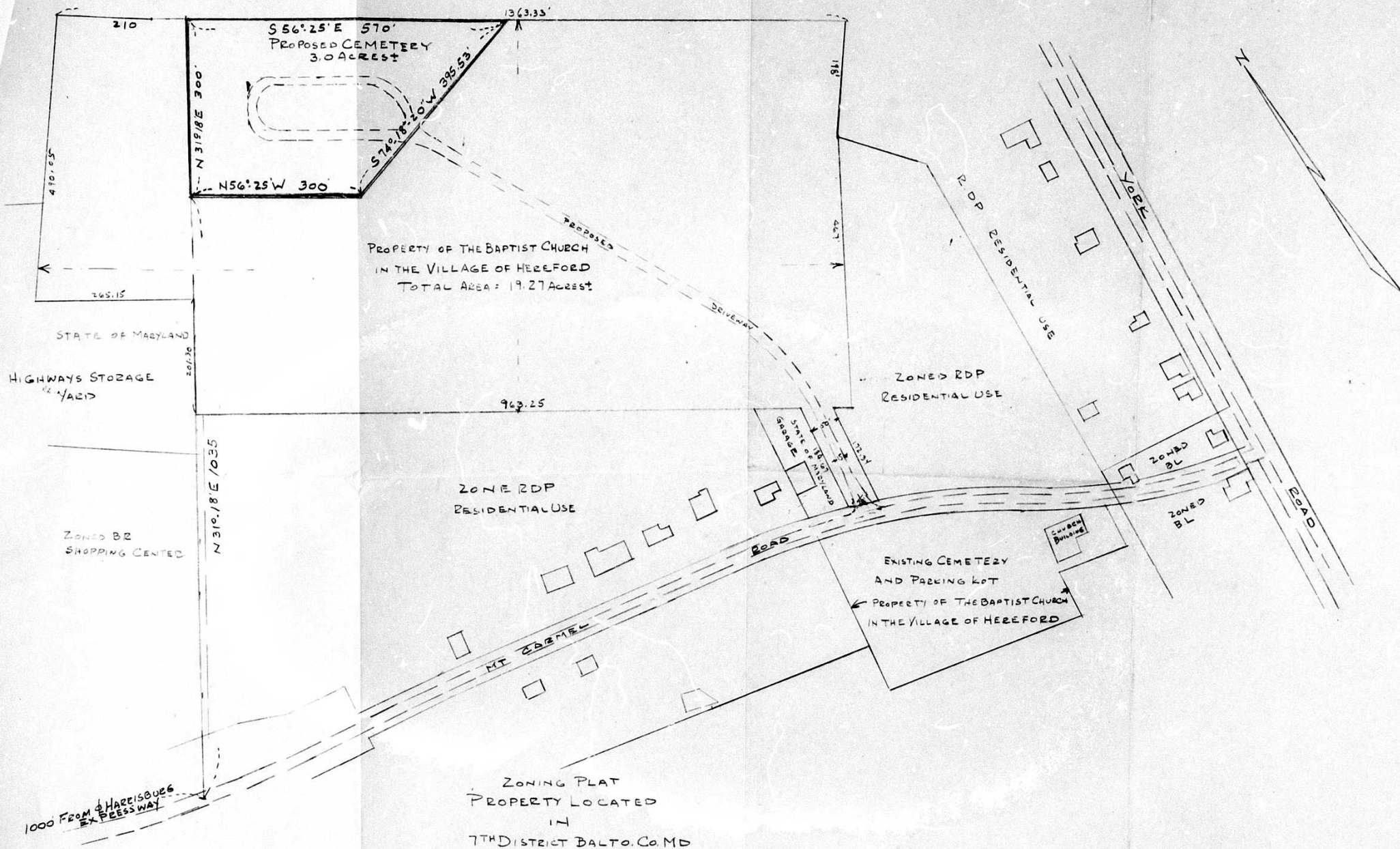
NOTE: REVISED & RECORDED - SEE JOURNAL 11-12, 7/1/71

DAVID S. HYMAN and ASSOCIATES
DAVID S. HYMAN, Engineer, Planner

2622 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218

73-36
6/15/73
REVISIONS: 1. 11/12/71
2. 11/12/71
3. 11/12/71
4. 11/12/71
5. 11/12/71
6. 11/12/71
7. 11/12/71
8. 11/12/71
9. 11/12/71
10. 11/12/71
11. 11/12/71
12. 11/12/71
13. 11/12/71
14. 11/12/71
15. 11/12/71
16. 11/12/71
17. 11/12/71
18. 11/12/71
19. 11/12/71
20. 11/12/71
21. 11/12/71
22. 11/12/71
23. 11/12/71
24. 11/12/71
25. 11/12/71
26. 11/12/71
27. 11/12/71
28. 11/12/71
29. 11/12/71
30. 11/12/71
31. 11/12/71
32. 11/12/71
33. 11/12/71
34. 11/12/71
35. 11/12/71
36. 11/12/71
37. 11/12/71
38. 11/12/71
39. 11/12/71
40. 11/12/71
41. 11/12/71
42. 11/12/71
43. 11/12/71
44. 11/12/71
45. 11/12/71
46. 11/12/71
47. 11/12/71
48. 11/12/71
49. 11/12/71
50. 11/12/71
51. 11/12/71
52. 11/12/71
53. 11/12/71
54. 11/12/71
55. 11/12/71
56. 11/12/71
57. 11/12/71
58. 11/12/71
59. 11/12/71
60. 11/12/71
61. 11/12/71
62. 11/12/71
63. 11/12/71
64. 11/12/71
65. 11/12/71
66. 11/12/71
67. 11/12/71
68. 11/12/71
69. 11/12/71
70. 11/12/71
71. 11/12/71
72. 11/12/71
73. 11/12/71
74. 11/12/71
75. 11/12/71
76. 11/12/71
77. 11/12/71
78. 11/12/71
79. 11/12/71
80. 11/12/71
81. 11/12/71
82. 11/12/71
83. 11/12/71
84. 11/12/71
85. 11/12/71
86. 11/12/71
87. 11/12/71
88. 11/12/71
89. 11/12/71
90. 11/12/71
91. 11/12/71
92. 11/12/71
93. 11/12/71
94. 11/12/71
95. 11/12/71
96. 11/12/71
97. 11/12/71
98. 11/12/71
99. 11/12/71
100. 11/12/71

ZONED RDP
FARM USE



SCALE 1"=100' FEBRUARY 6, 1974
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE - TOWSON MD

