

20
of
the
file

JAMES D. NOLAN
J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
KENNETH H. MASTERS

LAW OFFICES OF
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

March 8, 1976



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

Re: Property of Volz Investment Corporation,
Special Exception for Offices Granted in
Case No. 75-27-XA by Order Dated August 21,
1974, Pending Map Item No. VI-16,
REQUEST FOR EXTENSION OF SPECIAL EXCEPTION.

Dear Commissioner DiNenna:

As I am sure your file in this matter will reveal former Deputy Commissioner Dyer, by his Opinion and Order of August 21, 1974, in the above entitled zoning case, granted a special exception for offices in an office building, with restrictions as noted in the Order, for a .472-acre tract in the northwest quadrant of Philadelphia Road and Ridge Road, immediately to the west of the Golden Ring Permanent Savings & Loan Association and immediately to the northwest of the property presently owned and utilized by Volz Investment Corporation for various commercial purposes. As you also know, this entire vicinity has been greatly affected by the nearby Golden Ring Mall which is in sight of the subject property.

By this letter we would respectfully request on behalf of Volz Investment Corporation a 3-year extension from the 2-year anniversary date of the grant of this special exception, namely a 3-year extension of the special exception from August 21, 1976, to August 21, 1979.

At the present time the Volz Investment Corporation has a pending zoning map request seeking B.R.-C.N.S. zoning similar to the zoning prevailing around the other three quadrants of this intersection. Since the maps need not be adopted until the middle of October, 1976, we will not know until then whether the County Council will adopt the Planning Board's recommendation and so zone the property B.R.-C.N.S.

March 8, 1976
Page two

Accordingly, it will be greatly appreciated if this special exception request can be extended for a period of three years from August 21, 1976 as set out hereinabove.

Thanking you and your staff for your attention to this important request, and awaiting your advice in this regard, I am

Sincerely,

James D. Nolan

JDN/hl
cc: Mr. Daniel R. Volz
Volz Investment Corporation
3776 Philadelphia Road
Balto., Md. 21237

April 9, 1976

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

RE: Extension of Original Petition for
Special Exception
Beginning 120' W of Ridge Road and
100' N of Philadelphia Road -
14th Election District
Volz Investment Corporation -
NO. 75-27-XA (Item No. 200)

Dear Mr. Nolan:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/me

Attachments

RE: EXTENSION OF ORIGINAL PETITION : BEFORE THE
FOR SPECIAL EXCEPTION : DEPUTY ZONING
Beginning 120' W of Ridge Road and :
100' N of Philadelphia Road :
14th Election District : COMMISSIONER
Volz Investment Corporation - Petitioners :
NO. 75-27-XA (Item No. 200) : OF
: BALTIMORE COUNTY

!!! !!! !!!

!!! !!! !!!

EXTENSION ORDER

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of April, 1976, that the Special Exception for an office building and offices, granted August 21, 1974, should be and the same is hereby extended for a period of three (3) years, beginning August 21, 1976, and ending August 21, 1979.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE April 9, 1976

BY Salvatore J. [unclear]

RECEIVED

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, VOLZ INVESTMENT CORPORATION, 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 1802.29 (504. V. 3.2) to permit a rear yard of eight (8) feet in lieu of the required thirty (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)

1. That without the requested rear yard variance the Petitioner will sustain practical difficulty and unreasonable hardship.
2. That the requested variance is in conformity with the spirit and intent of the Regulations, and if granted will in no way be harmful to health, safety and general welfare of the area involved.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, 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 By: *James D. Nolan* Legal Owner
Address: 8776 Philadelphia Road
Baltimore County, Md. 21237
James D. Nolan, Petitioner's Attorney
204 W. Pennsylvania Avenue
Towson, Maryland 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of July 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 property 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 19th day of August 1974, at 10:00 o'clock A.M.
James D. Nolan
Zoning Commissioner of Baltimore County.
(over)

August 21, 1974

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

RE: Petition for Special Exception and Variance
Beginning 120' W of Ridge Road and 100' N of Philadelphia Road
14th District
Volz Investment Corporation - Petitioners
NO. 75-27-XA (Item No. 200)

Dear Mr. Nolan:

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

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/me

Attachment

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, VOLZ INVESTMENT CORPORATION, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an N.A. zone to an N.A. zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices and an office building in a D.R.16 zone.
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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 By: *James D. Nolan* Legal Owner
Address: 8776 Philadelphia Road
Baltimore County, Maryland
James D. Nolan, Petitioner's Attorney
204 W. Pennsylvania Avenue
Towson, Maryland 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of July 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 property 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 19th day of August 1974, at 10:00 o'clock A.M.
James D. Nolan
Zoning Commissioner of Baltimore County.
(over)

SPECIAL EXCEPTION
FOR OFFICE BUILDING
IN A DR 16 ZONE

BEGINNING for the same on the northernmost side of a 16 foot right of way said point being located the two following courses and distances from the center line intersection of Philadelphia Road with Ridge Road north 73 degrees 36 minutes west 178 feet more or less and south 59 degrees 26 minutes west 120 feet more or less to the point of beginning and to the division line between DR 16 and R1 Zoning, thence leaving said 16 foot right of way and binding on said zoning division line north 23 degrees 36 minutes east 30.14 feet to intersect the fourth line of that tract of land which by deed dated October 23, 1962 and recorded among the Land Records of Baltimore County in Liber WJN No. 5066 folio 58 etc. was conveyed by Henry M. Volz and wife to Volz Investment Corporation, thence running with and binding on a part of said fourth, the fifth, sixth, seventh and part of the first lines of said deed the five following courses and distances south 67 degrees 05 minutes west 13.76 feet, north 23 degrees 36 minutes west 100.00 feet, south 67 degrees 05 minutes west 148.64 feet, south 28 degrees 46 minutes east 150.93 feet and north 59 degrees 26 minutes east 150.61 feet to the place of beginning.

CONTAINING 0.472 acres of land more or less.

April 5, 1974

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
Beginning 120' W of Ridge Road and 100' N of Philadelphia Road - 14th District
Volz Investment Corporation - Petitioners
NO. 75-27-XA (Item No. 200)
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Special Exception for offices and an office building together with an additional request for a side yard setback Variance. The property in question contains .472 acres and is part and parcel to additional property owned by the Petitioners. The site is located 120 feet west of Ridge Road and 100 feet north of Philadelphia Road, in the Fourteenth Election District of Baltimore County, and is zoned D.R.16.

Experts in the field of architecture, civil engineering and real estate testified in behalf of the Petitioners' request.

Testimony and evidence presented by the above experts established that the subject property was situated in an area within which an office building, such as proposed, would not be detrimental to the health, safety and general welfare of the community and would serve a genuine need for offices in the area.

The area was described as expanding and changing, i.e., Golden Ring Mall, Rossville Boulevard, Essex Community College and Franklin Square Hospital. Reference was also made to various other new construction, i.e., a convalescent home and ancillary offices.

The grade or topography of the site was described and indicated on the Petitioners' Exhibit No. 1 as falling off to the west which necessitates locating the building within eight feet of the westernmost property line. This location would also require less change in the natural grade and would provide a better parking arrangement.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 12, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition # 75-27-XA, W/S Ridge Rd., 178' N of Philadelphia Rd.
Petition for Special Exception for Offices and Office Building
Petition for Variance for a Rear Yard

14th District

HEARING: Monday, August 19, 1974 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.
The granting of this request would be consistent with the policies of the 1980 Guideplan.

William D. Fromm
William D. Fromm, Director
Office of Planning and Zoning

WDF:REG/ev

Metropolitan water and sewer is available to the site as is fire protection in the form of fire hydrants and access. If developed under the present zoning classification, the site would generate more traffic as an apartment development than it would as an office complex. Development of the site for office use was considered by the Planning staff to be consistent with the policies of the 1980 Guideplan.

Without reviewing the testimony and evidence in detail but based on all testimony and evidence submitted, it is the opinion of the Deputy Zoning Commissioner that all requirements of Section 502.1 have been met and that the Petitioners would be faced with a practical difficulty and unusual hardship if not permitted to locate the proposed building with the eight foot of the westernmost property line. The location of the building, as proposed, will require less grading or disturbance of the natural terrain and, as such, should be of benefit to the health, safety and general welfare of the community. The granting of the Variance also would be within the context of the spirit and intent of the Baltimore County Zoning Regulations.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19th day of August, 1974, that the herein requested Special Exception for offices and an office building, together with a Variance that will permit the building to be situated within eight feet of the westernmost or 579 - 05' W 148.64' property line should be and the same are GRANTED subject to the following:

1. Strict compliance with the site plan submitted herewith and marked Petitioners' Exhibit No. 1.
2. Approval of a site plan by the State Highway Administration, Department of Public Works, Department of Traffic Engineering and Office of Planning and Zoning.

James D. Nolan
Deputy Zoning Commissioner of
Baltimore County

July 23, 1974

James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204

NOTICE OF HEARING

Re: Petition for Special Exception and Variance for
Volz Investment Corp.
75-27-XA

TIME: 10:00 A.M.

DATE: Monday, August 19, 1974

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

James D. Nolan
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 19, 1974

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

JAMES B. BYRNES, III
Chairman

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PROTECTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE REGISTERED ENGINEER

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

RE: Variance Petition
Item 200
Vols Investment Corporation -
Petitioner

Dear Mr. Nolan:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(ies) of the Zoning Advisory Committee.

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

Very truly yours,

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

JBB:JD

Enclosure

cc: David W. Dallas, Jr.
8713 Old Harford Road
Baltimore, Maryland 21234

Item 200

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition does not meet the Zoning Commissioner's requirements for filing as per attached.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Owners Name: Vols Investment Corporation

Reviewed by:
cc: David W. Dallas, Jr.
8713 Old Harford Road
Baltimore, Maryland 21234

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 21, 1974

COUNTY OFFICE Bldg.
111 W. Chesapeake Avenue
Towson, Maryland 21204

JAMES B. BYRNES, III
Chairman

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PROTECTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE REGISTERED ENGINEER

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

RE: Variance Petition
Item 200
Vols Investment Corporation -
Petitioner

Dear Mr. Nolan:

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

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 of the property. The following comments are a result of this review and inspection.

The subject property is located approximately 150 feet west of a point on the southwest side of Ridge Road, approximately 178 feet northwest of Philadelphia Road, in the 14th Election District of Baltimore County. It is presently improved by a one-story shingle shed, and a portion of a barn apparently encroaches upon the northernmost property line.

A one-story brick bank building exists to the east, and to the southeast is a combination tavern, barber shop and beauty parlor. To the south, between the site and Philadelphia Road, are two existing dwellings. Farm land exists to both the north and west.

The petitioner is requesting a Special Exception

James D. Nolan, Esq.
Item 200

Page 2
June 21, 1974

for offices and proposes to erect a one-story building containing approximately 3000 square feet of floor area. Off street parking is proposed for 14 vehicles. Additionally, a Variance to permit a rear yard setback of 8 feet instead of the required 30 feet has been requested.

This Committee is withholding approval of the subject application until such time as plans are revised to reflect the comments of the Bureau of Traffic Engineering, the Bureau of Engineering and the Project and Development Planning Office.

Very truly yours,

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

JBB:JD

Enclosure

cc: David W. Dallas, Jr.
8713 Old Harford Road
Baltimore, Maryland 21234

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

June 19, 1974

Bureau of Engineering
ELLSWORTH N. DIVEN, P.E. CHIEF

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

Re: Item 200 (1973-1974)
Property Owner: Vols Investment Corp.
W/S Ridge Road, 178' N of Philadelphia Rd.
Existing Zoning: D-1, M
Proposed Zoning: Special Exception for offices and an office building
No. of Acres: 0.672 District 14th

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.

HIGHWAY COMMENTS:

Philadelphia Road (Rd. 7) is a State Road; therefore, all improvements, intersections, 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.

Ridge Road, an existing County road is proposed to be improved in the future, as a 40-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements and highway right-of-way widening, including a fillet area for sight distance at the Philadelphia Road - Ridge Road intersection and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The status of the indicated "existing 16-foot right-of-way" is unknown and assumed to be private. It is the responsibility of the Petitioner to ascertain and clarify rights therein.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Item #200 (1973-1974)
Vols Investment Corp.
Page 2
June 19, 1974

SEDIMENT CONTROL COMMENTS:

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 DRAIN COMMENTS:

The Applicant must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent property, 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 Applicant.

WATER AND SANITARY SEWER COMMENTS:

Public water supply and sanitary sewerage exist in Philadelphia Road and Ridge Road.

Very truly yours,

Ellsworth N. Diven
ELLSWORTH N. DIVEN, P.E.
Chief, Bureau of Engineering

END:WAT/PL/ENG

cc: G. A. Heller

1 - N.W. Kay Sheet
16 and 17 N.E. 25 Position Sheets
N.E. 4 and 5 - 0 Topo
90' Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

June 28, 1974

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

Re: Item 200 - ZAC - June 4, 1974
Property Owner: Vols Investment Corp.
W/S Ridge Road, 178 feet N of Philadelphia Road
Special Exception for offices and office building
District 14

Dear Mr. DiNenna:

As presently zoned, this site would generate approximately 55 trips per day. The proposed office building would generate approximately 45 trips per day.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

NSF/pk

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

812-7318

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Vols Investment Corp.

Location: W/S Ridge Rd., 178' N of Philadelphia Road

Item No. 200 Zoning Agenda June 4, 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.

- (X) 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.
- (X) 2. A second means of vehicle access is required for the site.
- (X) 3. The vehicle dead-end condition shown at _____
- (X) 4. _____ the maximum allowed by the Fire Department.
- (X) 5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 6. 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.
- (X) 7. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

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

mls
4/16/73

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____ 1974.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ successive weeks before the _____ day of _____, 1974, the first publication appearing on the _____ day of _____, 1974.

THE JEFFERSONIAN,
Manager

Cost of Advertisement, \$ _____



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 5, 1974

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

Dear Mr. DiNenna:

Comments on Item 200, Zoning Advisory Committee Meeting, June 4, 1974, are as follows:

Property Owner: Vols Investment Corp.
Location: W/S Ridge Rd., 178' N of Philadelphia Road
Existing Zoning: D.R.16
Proposed Zoning: Special Exception for offices and an office building.
No. of Acres: 0.472
District: 14

Metropolitan water and sewer must be extended to site.

Food Protection Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,

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

HVB/ncc

CERTIFICATE OF PUBLICATION

ROSEDALE, MD. Aug 1 1974

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 19th day of August 1974, the publication appearing on the 1st day of August 1974.

THE OBSERVER,
Advertising Mgr.

Cost of Advertisement \$32.76

BALTIMORE COUNTY, MARYLAND No. 15140
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE August 19, 1974 ACCOUNT 01-662

AMOUNT \$74.26

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
James D. Nolan, Esq.
204 W. Pennsylvania Ave.
Towson, Md. 21204
Advertising and posting of property for Vols Inv. Corp.
#75-27-XA

BALTIMORE COUNTY, MARYLAND No. 15110
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 22, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
Messrs. Nolan, Plumbhoff and Williams
204 W. Penna. Ave.
Towson, Md. 21204
Petition for Special Exception and Variance for Vols Investment Corp. --- #75-27-XA

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



June 10, 1974

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 200, Zoning Advisory Committee Meeting, June 4, 1974, are as follows:

Property Owner: Vols Investment Corp.
Location: W/S Ridge Road, 178' N of Philadelphia Road
Existing Zoning: D.R.16
Proposed Zoning: Special Exception for offices and an office building
No. of Acres: 0.472
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The ownership of the adjacent properties must be noted on the site plan and if the petitioner is the owner of any of the adjacent properties, an overall site plan must be submitted along with compliance with the subdivision regulations.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and 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 434-3211 ZONING 484-3231

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JPL</u>			Revised Plans: Change in outline or description <u>Yes</u> Map # _____							
Previous case:										

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14 Date of Posting: Aug 1, 74
Posted for: John L. Wimbley, Aug 1, 1974, 1:00 PM to 5:00 PM
Petitioner: Vols Inv. Corp.
Location of property: W/S Ridge Rd. 178' N of Phila. Rd. 178' N of Phila. Rd.
Location of Signs: 2 Signs East Benita Drive, East Baltimore, East Benita Drive, or Ridge Rd.
Remarks: _____
Posted by: Paul H. Niso Date of return: 8-1-74

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 4, 1974

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

Re: Item 200

Z.A.C. Meeting of: June 4, 1974

Property Owner: Vols Investment Corp.
Location: W/S Ridge Road, 178' N. of Philadelphia Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and an office building

District: 14th
No. Acres: 0.472

Dear Mr. DiNenna:

No adverse effect on student population.

MJP/ml

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 17 day of May 1974 Item # _____

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Vols Investment Submitted by: W. Nick Petrovich
Petitioner's Attorney: J. D. Nolan Reviewed by: JPL
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Item 200

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

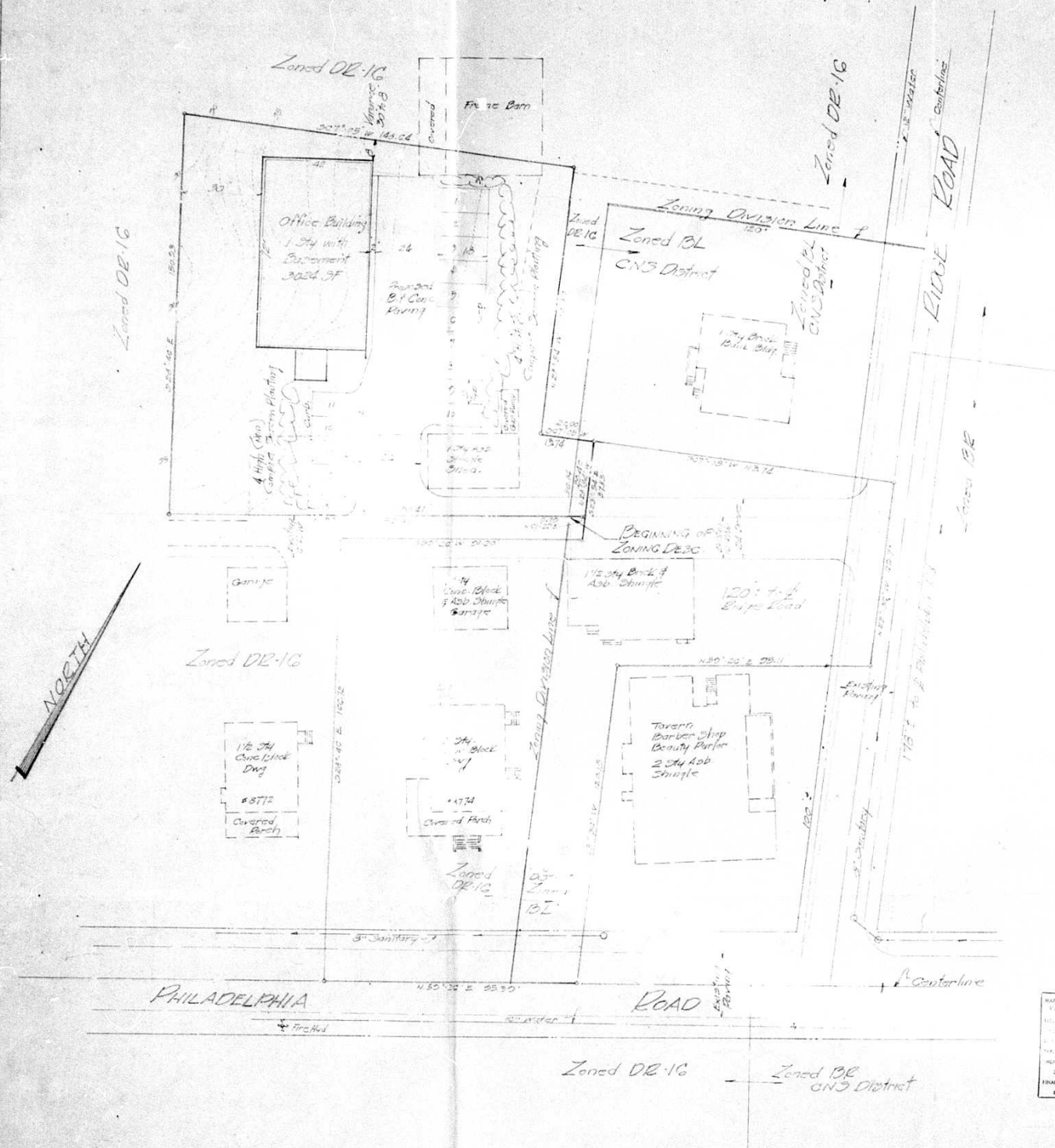
Your Petition has been received and accepted for filing this 19th day of July 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Vols Investment Corporation

Petitioner's Attorney: James D. Nolan, Esq. Reviewed by: James D. Nolan
cc: David W. Dallas
8713 Old Hartford Road (21234) Chairman,
Zoning Advisory Committee

OCT 10 1974



- ZONING DATA**
1. Existing Zoning of Tract BL-CND District & DE-16
 2. Proposed Zoning - Special Exception for Other Building in a DE-16 Zone & Rear Yard Variance
 3. Gross Acreage of Portion for Special Exception 0.472 Ac.
 4. Area of Proposed Building 42' x 72' - 3024 SF
 5. Required Parking

1st Floor 3024/300 = 10.08 Spaces
Basement - Mech. Rooms & Storage 1100 SF
Total 11.28 Spaces
 6. Increased Parking
 7. All Utilities Available
 8. No Free Standing Lighting. All Lighting attached to Bldg.

ZONING PLAT
 FOR
KLZ INVESTMENT CORP
 12th Election District
 Scale 1"=20'
 Baltimore Co., Md.
 April 4, 1974
 Rev May 13, 1974



David W. Dally, Jr.
 CIVIL ENGINEER
 8713 OLD HAVFORD RD.
 BALTIMORE, MD. 21234
 (301) 665-7422

Red Plat