

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 30, 1975

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

Clifford S. Silbiger, Esq.
Silbiger and Garfinkle
Attorneys at Law
8 East Pleasant Street
Baltimore, Maryland 21202

RE: Variance Petition
Item 181
Stanley N. Varlas - Petitioner

Dear Mr. Silbiger:

The Zoning Plans 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 southeast side of Rolling Mill Road, 2380 feet east of North Point Blvd., and is currently improved with a one-story building utilized as an office and warehouse.

The petitioner is requesting a Variance for a side yard setback in order that an addition to the existing building may be constructed.

In light of the fact that the petitioner indicates on the submitted plan the utilization of an existing railroad spur to the rear, no rear yard setback is required. The site plan must be revised to indicate the exact minimum distances for the proposed side yard variance, as well as the exact

Clifford S. Silbiger, Esq.
Re: Item 181
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distances for rear yards. The plan must further be revised to indicate hard surface paving for all parking areas and drives on the site.

The petitioner should note most especially the comments of the Project and Development Planning section concerning problem situations as to loading areas and vehicular circulation.

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,

Franklin T. Rogans, Jr.
FRANKLIN T. ROGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

823-1310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Stanley N. Varlas

Location: SE/5 of Rolling Mill Rd. 2380 E of N. Point Blvd.
Item No. 181
Zoning Agents: March 24, 1975

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. 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. 303 "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 by: *J. P. Kelly* Noted and Approved: *Robert H. Deitz*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

WILLIAM D. FROMM
DIRECTOR
MR. ERIC DINENNA
ZONING COMMISSIONER



April 14, 1975

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 #181, Zoning Advisory Committee Meeting, March 24, 1975, are as follows:

Property Owner: Stanley N. Varlas
Location: SE/5 of Rolling Mill Road, 2380' E of N. Point Blvd
Existing Zoning: M.H.
Proposed Zoning: Variance from Sec. 258.1 (238.2) to permit a sideyard setback of 30 feet in lieu of the required 30 feet.
No. of Acres: 0.49
District: 15th

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 site has sufficient access with one driveway. The site plan must be revised to show compliance with Section 409.1 of the Zoning Regulations (Loading areas and vehicular circulation).

Very truly yours,

John L. Winkley
John L. Winkley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 25, 1975

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

Z.A.C. Meeting of: March 24, 1975

Re: Item 181

Property Owner: Stanley N. Varlas

Location: SE/5 of Rolling Mill Rd. 2380' E. of North Point Blvd.

Present Zoning: M1

Proposed Zoning: Variance from Sec. 258.1 (238.2) to permit a sideyard setback of 30 ft. in lieu of the required 30 ft.

District: 15th

No. Acres: 0.49

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WPP/m

H. EMILIE PARKS, President
EUGENE C. WESS, Vice President
WILLIAM ROBERT L. BENEY

MARCUS M. BORSAGE
JOSEPH N. MORGAN
ALVIN LORICK
JOSHUA R. WHEELER, Superintendent

T. BAYARD WILLIAMS, Jr.
RICHARD W. TRACY, V.M.D.
WES. RICHARD C. WOOD, D.O.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204DONALD J. ROOP, M.D., M.P.H.
DIRECTOR STATE AND COUNTY HEALTH OFFICES

March 20, 1975

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

Dear Mr. DiNenna:

Comments on Item 181, Zoning Advisory Committee Meeting, March 24, 1975, are as follows:

Property Owner: Stanley N. Varlas
Location: SE/5 of Rolling Mill Rd. 2380' E of N. Point Blvd.
Existing Zoning: M1

Proposed Zoning: VARIANCE from Sec. 258.1 (238.2) to permit a side yard setback of 30 feet in lieu of the required 30 feet.

No. of Acres: 0.49
District: 15th

Metropolitan water and sewer are available.

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.

Very truly yours,

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

WMD:md

CC-L.A. Schuppert

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										
Dated										
Granted by ZG, BA, CC, CA										
Reviewed by: <i>J. P. H.</i>										
Previous case:										
Revised Plans: Change in outline or description										
Map #										

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 4/24/75
Posted for: Stanley N. Varlas
Petitioner: Stanley N. Varlas
Location of property: SE/5 of Rolling Mill Rd. 2380' E of N. Point Blvd.
Location of Sign: 14449 Rolling Mill Rd. at N. Point Blvd.
Remarks:
Posted by: Michael H. Devlin Date of return: 5/1/75

General Food Supply Corp.
300 S. Highland Ave.
Baltimore, Md. 21224
Petition for Variance for Stanley N. Varian
2500



