PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 77-34-1

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. Warron Pardo 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 Sections, 255, 2 and 243, 1 to permit a front yard setback of 47' instead of the required 75' (a front yard variance of 28') & Sections

255.2 and 243.2 to permit a side yard setback of 30' instead of the required 50'

(a side yard of 20') when within 100' of a residential zone boundary.

of the Zoning Regulations of Ballimore County, to the Zoning Law of Ballimore County; for the following reasons: ondicate harabile or practical difficulty.

Hardship and practical difficulty in that the extering building is no longer large enough to handle the increase in business. The petitioner is no in the financial position to relocate and rebuild and therefore must capatal his present facility.

See attached description

Contract purchaser

4 500

3

Z .

PER PM

MCA DOD

Property is to be posted and advertised as prescribed by Zoning Regulations , or we, agree to pay expenses of above Variance advertising, posting, etc., upoperion, and further agree to and are to be bound by the roning regulations and Balique's County adopted parasant to the Zoning Law For Baltimore County

Marien Pardo c/o J. C. Pardo & Sons, Inc., Route 16, Box 53 Baltimore, Maryland 21220

Protestant's Attorney Petitioner's Attorney

. 19676. at 10139 clock The 16th

RE: PETITION FOR VARIANCE SW/S of Reames Road 1400' SE of Pulaski Highway, 15th District : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

J. C. PARDO & SONS, INC., Petitioners: Case No. 77-34-A

.......

ORDER TO ENTER APPEARANCE

Mr. Commissioners

77-3

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr. Deputy People's Counsel

John W. Hessian, III County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 2nd day of August, 1976, a copy of the foregoing Order was mailed to Mr. Warren Pardo, Route 16, Box 33, Baltimore, Maryland 21220.

> Sisten II John W. Hessian, III



MCA 🗆 🗆 🗅

CONSULTING

DESCRIPTION

1, 3250 ACRE PARCEL, SOUTHWEST SIDE OF REAMES ROAD,

1400 FEET SOUTHEAST OF PULASKI HIGHWAY BALTIMORE COUNTY, MARYLAND

1, 3250 Acre Parcel for Yard Variance

Reginning for the same at a point on the southwest side of Reames Road at the distance of 1400 feet, more or less, as measured southeasterly along the southerly side of said Reames Road from its point of intersection with the southeast side of Pulaski Highway, said beginning point being in the eighth or N 180 56' 40" E 911, 32 foot line of that parcel of land described in a deed from William H. Peters, Jr. and wife to Tito, Inc., dated November 3, 1965, and recorded among the Lan' Records of Baltimore County in Liber O. T. G. 4542, page 153. at the distance o' 275,03 feet, as measured reversely along said line from the and thereof, running thence hinding on the southwest side of said Reames Road, two courses; (1) southeasterly, by a curve to the right with the radius of 568,11 feet, the distance of 101,21 feet, the chord of said arc being 5.53° 22' 23" E 101, 07 feet to a 1-1/2 inch pipe now set, and (2) S 48° 16° 10" E 123, 79 feet to a 1-1/2 inch pipe now set, thence for new lines of division, two courses: (3) S 28° 44' 40" W 290, 40 feet to a 1-1/2 inch pipe now set and (4) N 520 15' 20" W 170, 08 feet to a 1-1/2 inch nine now set in the aforementioned eighth line thence binding

Water Supply III Sewerage & Drainage & Highways III Structures & Descriptionis & Hanning III Reports

on a part of said eighth line (5) N 18° 76' 40" E 310,00 feet to the place of

,

Containing 1, 3250 acres of land.

J.O. 65084P 5/25/76

rwbides

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNenno TO. Zoning Commissioner

FROM Norman E. Gerber, Acting Director of Planning

SUBJECT Petition *77-34-A Petition for a variance for front and side yards. Southwest side of Reames Road 1400 ft. southeast of Pulaski Highway

15th District

Hearing: Monday, August 16, 1976 at 10:30 . M.

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber Acting Director of Planning

Com 27 34 F

NEG/JGH/ks

TOWSON, MARYLAND 21204

CASE 79-34 A A.D. Shope

Zoning Agenda July 13, 1976

August 18, 1976

I have this date passed my Order in the above captioned matter in

RE: Petition for Variances

CEDRGE MARTINAK

SW/S Reames Road, 1400' SE of Pulaski Highway - 15th Election

District J. C. Pardo & Sons, Inc. - Petitioner

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

Mr. Warren Pardo J. C. Pardo & Sons, Inoute 16, Box 33 litimore, Maryland 21220

Dear Mr. Pardos

GJM/mc

cc: John W. Hessian, III. Esquire

People's Counsel

Attention: Hr. Frank Hogans, Chairman Zoning Advisory Committee

Re: Property Owner: Warren Pardo

Location: SW/S Reames Rd. 1500' St. Pulaski Hwy. Item No. 9

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 or feet along an approved road in accordance with Baltisore County Standards as published by the Department of Public Vorks.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at EXCESSES the maximum allowed by the Pire Department.

() is. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations

(25) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Sational Fire Pro-tection Association Standard So. 101 "Lafe 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.

REVIEWER Group Sureau has no comments, at this time.

Reveal and Approved Approved Buttation Chief Special Inspection phyticion Fire Provention Bureau

Fire Prevention Bureau

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

September 2, 1976

Mr. S. Bric Dinemna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on item #9, Zoning Advisory Committee Meeting, July 15, 1976, are as follows:

Property Ones: Marrow Facts 1000' EN Fulsaki Boy. Bristing Tonling: MC/2 seames Mt. 1000' EN Fulsaki Boy. Mc. Thropsed Schmidt Variance to permit a front setback of 10' in 160 required 75' and side estback of 10' in 160 required 75' required 75' and side estback of 10' in 1.350' Envention 50'. No. of Acres: District:

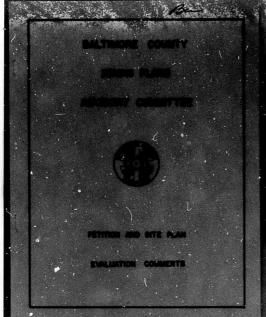
Since this is a variance to permit a side setback for an existing ilding and metropolitan sewer and an existing drilled water well, no health said is anticipated.

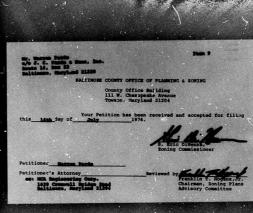
Very truly yours. Thomas a. Devlin, Director BUMEAU OF SAVIDONHENTAL SERVICES

THD: HER ekb.

	•			
Pursuant to t	the advertisement, posting of p	roperty, and public	hearing on the	above petition
and it appearing t	that by reason of the following	finding of facts the	at strict con	opliance with
the Baltimore	County Zoning Regulation	ons would result	in practical	difficulty and
unreasonable	hardship upon the Petiti	oner		400

the above Variance	e should be had, and it furth	er appearing that by	reason of the	egranting of
the Yaciansea	request; 1 not adversely	affecting the he	alth, safety	and general
welfare of the	community. Variances	to permit a front	yard setbae	ck of 47 feet
Linggead of the	required 75 feet and a	side yard setbac	k of 30 feet	nstead of
the required 5	0 feet should be granted			
I'r is orderi	Deputy ED by the/Zoning Commission	er · Baltimore Cou	nty this ./d.	TH
Marie August		na horain Patition for	the forem	entioned Variances
should be and	the same are hereby GF approval of a site plan t ning and Zoning.	ANTED. from a	nd after the	date of this Order
5	р	puty Zoning	missioner of Ba	altimore County
Pursuant to th	he advertisement, posting of p	roperty and public !	nearing on the	above petition
and it appearing th	hat by reason of			
the above Variance	ce should NOT BE GRANTE	D.		
IT IS ORDER	ED by the Zoning Commission	er of Baltimore Cour	nty, this	day
of	, 196, that the abo	ove Variance be and	the same is h	ereby DENIED.
		Zoning Com	missioner of Ba	altimore County







August 2, 1976

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

Comments on Item *9, Zoning Advisory Committee Meeting, July 13, 1976, are as follows:

Property Owner: Warren Pardo Location: SW/s Reames Road 1400' SE Pulaski Highway Location: SW/s Reames Kood 1400' St Pulaski Highway
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit a front setback of 47' in lieu of the required 75'
and side setback of 30' in liue of the required 50' Acres: 1.3250 District: 15th

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

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

John Lev mileye John L. Wimbley

Project and Development Planning

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG 11. T. Chrispeake Ave. Toward, Morgland, 21201

Chairman MEMBERS

BURLAU OF ENGINEERING DEPARTMENT OF STATE BOADS COMMIS FUREAU OF

HEALTH DEPARTMENT BUILDING DEPARTMEN POARD OF EDUCATION INDUSTRIAL DEATE OFFENT

August 4, 1976

Mr. Warron Pardo c/o J. C. Pardo & Sons, Inc. Route 16, Box 33 Baltimore, Maryland 21220

RE: Variance Petition Item 9 Warren Pard - Petitioner

Dear Mr. Pardo:

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 soning action requested, but to assure that all parties are made aware of the soning that are the soning comments are the 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, currently zoned N.L.-I.M., is located on the southwest side of Reames Road, approximately 1400 feet southeast of Pulaski Highway, in the 5th Election District.

This site is currently improved with a large one-skury metal building utilized as a varehouse for the storage of industrial cooking equipment and for the storage of industrial cooking equipment and storage of the sto

As a result of existing residential land to the north, the petitioner is requesting front and side

Mr. Warren Pardo Re: Item 9 August 4, 1976 Page 2

yard setback Variances for a proposed office addition in accordance with Section 255.2 of the Zoning Regulations.

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 effor the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Milles B Commoden NICHOLAS B. COMMODARI, Planning & Zoning Associate II:

NBC:JD

cc: MCA Engineering Corp. 1020 Cromwell Bridge Road Baltimore, Md. 21204



July 26, 1976

Item 9 - ZAC - July 13, 1976 Tem sy = 2cc - cuty 15, 1976

Proposed Concert Marren Parbo

Existing Zertog: Mc-Tem 1.

Proposed Zoning: Warlance to permit a front setback of 47' in lieu of the required 50'.

It is not been setback of 10' in lieu of the required 50'.

Acres: 1.3250 District: 15th

Dear Mr. DiNenna

The requested variance to the from yard setLack is not expected to cause any major traffic problems if the site is developed according to the plan.

michael S. Hanigan Michael S. Flanigan Traffic Engineer Associate

MSF/bz

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 13 1976

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

Z.A.C. Meeting of: July 13, 1976

Item
Proposer:
Narren Pardo
Proposer:
Narren Pardo
Proposer:
Proposer:
Proposed Zoning: SM/S Reams Ad. 1400' S.E. Pulaski Hey.
Proposed Zoning: Variance to permit a front setback of 47' in Iteu
of the required 75' and a side stback of 30' in
lieu of the required 50'.

District:

Dear Mr. DiNenna

No bearing on student population.

Very truly yours W. Will thouse

KNP/m1

W. Nick Petrovich.



August 11, 1976

Mr. S. Eric DiNenna 7 ning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #9 (1976-1977)
> Property Owner: Marren Pardo
> S/WS Reames Rd., 1400' S/E Pulaski Hwy. S/WS Reases Rd., 1400' S.P. Pulaski may. Existing Youngs ML-IM Proposed Zoning: Variance to permit a front setback of 47' in lieu of the required 75' and side setback of 30' in lieu of the required 50'. Acres : 3250 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.

Reases Road was constructed east of Pulsaky Highway, with a partial Section (18-foat roadway) on a 50-foot right-of-way, initially to serve the White Marsh Sewaye Phaping Station. This section of County roadway is proposed to be further improved in the future as a 47-foot closed section roadway on a 70-foot right-of-way (See Prawings 88-199] and 1020, 718-5), and extended to Bird River Roadway.

Righway right-of-way widening together with any necessary revertible easements for slopes will be required in connection with any grading or building permit application. The slope easements shown on Drawing 85-31-202, File 5 are not indicated on the submitted

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

persignment of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings domestrame of the property. A grading pensit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

August 11, 1976

'≪ktem #9 (1976-1977) Property Owner: Warren Pardo

Provisions for accommodating storm water or drainage have not been indicated

The Petitioner must provide necessary drainage facilities (temporary or permanent) to revenue creating any miniances or damages to adjacent properties, especially by the econocutration 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 and Sanitary Sewer:

Public water supply is not available to surve this property, which is utilizing a private onsite well system. The P-ltimore County Comprehensive Water Plan, amended August 1974, indicates "Planed Service" in the area in 6 to 10 years.

Public sanitary sewerage exists to this property.

Very truly yours, GHoward D Deir ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: PWR: 88

cc: J. Trenner R. Morton (BLD. #172-69)

M-SE Key Sheet 24 NE 34 Pos. Sheet NE 6 I Topo 82 Tax Map



July 28, 19 75

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- Pardo & Sons was inserted in the following:

- ☐ Catonsville Times
 ☐ Dundalk Times Essex Times
- ☐ Towson Times ☐ Arbutus Times ☐ Community Times

☐ Suburban Times West

☐ Suburban Times East

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 16th day of Aug. 19 76, that is to say, the same was inserted in the issues of July 28, 1976.

> STROMBERG PUBLICATIONS, INC. By John Srink



CERTIFICATE OF PUBLICATION

TOWSON, MD. July 29
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ouccentrosact
ofr are time successive weeks before the 16th
day of
appearing on the
19.76

THE JEFEERSONIAN. D. Feank Stricter

Cost of Advertisement. \$...

#77-34-A CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

	- alog 121
District , S	Date of Posting
Posted for Hilly mendy ling la	14.14. 5. 14.30. 11.11
Petitioner N.C. 123de dens 200	1 week le B. l. thelie
District 15 Protect for Holding, Manday ling Mr. Pressioner H. C. Porche derro Per Location of property 5 12 15 J. Marines B.	a 1400 a.c. thousand
institut of Signs I day ? Ported Sight 1	2 Feel of Epoly tille of
Posted by Mark Signature	

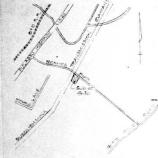


BALTIMORE COUNTY, OFFICE OF FI CE-REVI MISCELLANEOUS CASH	ENUE DIVISION		No. 38917
July 23, 197	76 ACCOUNT	01-662	. (
	AMOUNT	\$25.00	
Towson, Md. 212 Potition for V	ing Corp.,	1020 Cros	mell Bridge Rd.





EXISTING ZONING 'DR 3.5' Existing "DR 5.5" Zoulde Line REAMES F-ROAD_ (Existing MLIM LOWING LINE (Protter by Choromates) TO PULASKI TORIGINAL DRIG ZONING LINE R-568 11 L-10: 21 SEGNNING PET TW FRONT YARD VARIANCE OF 26' SIDE YARD VARIANCE OF 20 REGUESTED. N52º 15 20 W 170.08 EXISTING ZONING 'ML-IM' EXISTING LISE WOODED LAND



LOCATION PLAN SCALE 1-500

GENERAL NOTES

- 1. AREA OF PROPERTY EQUALS 1.3650 AC 2 EXISTING OF PROPERTY WAREHOUSE 4 OFFICES 3 EVISTING USE OF PROPERTY WAREHOUSE 4 OFFICES 4 PROPOSED JOHNS OF PROPERTY WAREHOUSE 4 OFFICES AND SIDE VIRED WARD WAREHOUSE AND SIDE VIRED WITH ROUTE
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THE ZO-INIG KEGULATIONS TO PERMIT A FRONT YARD SETMACK, OF 47
MISTRAD OF 757 (A ARENANCE OF 26)
O PETTIONER, 15 REQUESTING A VARIANCE TO SECTION ABUS 4 VAS 2
OF THE ZUMB RESIDENTIAN TO DESIGN A SOCIETY OF SOCIETY OF THE REQUIRED SC (A VARIANCE OF 20)

PLAT TO ACCOMPANY PETITION FOR.

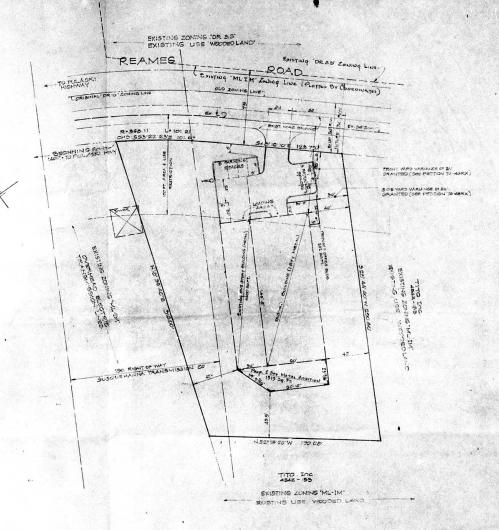
YARD VARIANCES

SOUTHWEST SIDE OF REAMES ROAD 1400 FEET SOUTHEAST OF PULASKI HIGHWAY 18" ELECTION DISTRICT BALTIMORE COUNTY, MD MAY 28,1976



MEA ENGINEERING CORP.

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LOCATION PLAN SCALE 1- 500

GENERAL NOTES

- LAREA OF PROPERTY EQUALD 1869 AC 2 EXISTING ZONING OF PROPERTY V. 110 WITH YARD VARIANCES (SEE PST) DN. 1 C. 454. 5. EXISTING USE OF PROPERTY WAREHOUSE & CPECTES
- E PROPOSED USE OF PROPERTY WAREHOUSE CON
- A EXISTING MANEROUSE AND 13,200 W. S. STORM S. S

- THE BOTTON STORM OF SMACHS REQUIRED THE TOTAL NUMBER OF SMACHS REQUIRED THE TOTAL NUMBER OF SMACHS PROTESTED OF THE ZONING REQUIRED TO SMACH THE TOTAL REMAINED TO ANNUAL TO STORM OF THE ZONING REQUIRED TO SMACH A THE ZONING REQUIRED TO THE ZONING REQUIRED TO ANNUAL TO STORM OF THE ZONING REQUIRED A VARIANCE TO GETTEN CALL FOR THE ZONING REQUIRED A VARIANCE TO GETTEN CALL FOR THE ZONING REQUIRED A VARIANCE TO GETTEN CALL FOR THE ZEGURED SO (ANARYANCE OF ZO) See NOTE *2

SITE PLAN For

J.C. PARDO & SONS, INC

SOUTHWEST SIDE OF REAMES ROAD B" ELECTION DISTRICT BALTIMORE COUNTY NO SCALE 1"30" Sept 82, 1076
QEVISED : April 26, 1979

PLANS APPROVED PLANS AFFICE OF PLANNING & ZONING BY John L. W. P. 1995 C-525-79

DEVELOPER

J.C. PARDO I SONS INC:
ROTE IC DOS 53

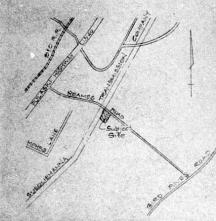
DATIMORE MARYLAND 21860



KIDDE KIDDE CONSULTANTS, INC.

TURE 146

EXISTING ZONING 'DR 25' Existing DR SE Zoning Link REAMES LROAD_ (EXISTING MUTH TODING LINE (PLOTED BY COORDINATES) Se 12 R-365 11 L- 101 21 BEGINNING PENT SUSQUEHANNA TRANSMISSIO N52º 15'20 W 170.08 TITO INC EXISTING ZONING 'ML-IM' EXISTING USE WOODED LAND



LOCATION PLAN

SCALE 1: 500

GENERAL NOTES

- I AREA OF PROPERTY EQUALS 1,3250 AC.
 4 EXISTING ZONING OF PROPERTY ML'IM'
 1 WITH YARD VARIANCES (SEE PETITION NS 1G-45 RX)
 5 EXISTING USE OF PROPERTY WAREHOUSE & OFFICES.
- S PROPOSED USE OF PROPERTY WAREHOUSE & OFFICE & OFF STREET PARKING

- A EXISTING MARRHOUSE AREA: 0000 SOFT REQUIRING IS PERSON
 REQUIRING 5 SQUAZES ("S FERSON"
 D. PROPOSED DEFICE ADDITION 1502 SOFT REQUIRING 2 SPACES ("Swo)
 D. PROPOSES, WAREHOUSE ADDITION 4400 SOFT WITH NO INCREASE
 IN EMPLOYEES.
 D. TOTAL NUMBER OF SPACES REQUIRED 5
 E. TOTAL NUMBER OF SPACES REQUIRED 5
 F. TOTAL NUMBER OF SPACES PROPOSED 9
 7, PETITIONER WAS GRANTED A WARRANCE TO SECTION 255.2 \$ 248.1 OF
 THE ZONING REQULATIONS TO PERMIT A FRONT YARD SETEACK OF 47
 INISTEAD OF 75' (A WARRANCE OF 28) See Note \$2
 PETITIONER WAS GRANTED A WARRANCE TO SECTION 259.2 \$749.2
 OF THE ZONING REQULATION TO PERMIT A SIDE YARD OF 30' INSTEAD OF THE
 REQUIRED BO (A WARRANCE OF 20) See Note \$2

PLANS APPROVED OFFICE OF PLANNING & ZONING 10-4-76 76-43-RX

SITE PLAN For

J.C. PARDO & SONS, INC

SOUTHWEST SIDE OF REAMES ROAD 1400 PEET SOUTHEAST OF PULASKI HIGHWAY 15" ELECTION DISTRICT BALTIMORE COUNTY, MD SCALE 1"-30" Sept \$2 ,1976

> DEVELOPER L.C. PARDO | SONS INC.

参加1数1/11数1/11数1/11数1/11数1/11数1/11数1/11数

PLANS APPROVED



