

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, WARREN 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') and 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 Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Hardship and practical difficulty in that the existing building is no longer large enough to handle the increase in business. The petitioner is not in the financial position to relocate and rebuild and therefore must expand his present facility.

See attached description

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 of Baltimore County.

Contract purchaser Warren Pardo Legal Owner
c/o J.C. Pardo & Sons, Inc.
Address: Route 16, Box 33
Baltimore, Maryland 21220

Petitioner's Attorney _____
Address _____

Protestant's Attorney _____
Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1976, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore, Maryland, on the _____ day of _____, 1976, at _____ o'clock.

(over)

RE: PETITION FOR VARIANCE
SW/S of Reames Road 1400'
SE of Pulaski Highway, 15th District
J. C. PARDO & SONS, INC., Petitioners: Case No. 77-34-A
OF BALTIMORE COUNTY

ORDER TO ENTER APPEARANCE

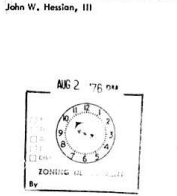
Mr. Commissioner:

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

John W. Hession, III
People's Counsel
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.



August 18, 1976

Mr. Warren Pardo
J. C. Pardo & Sons, Inc.
Route 16, Box 33
Baltimore, Maryland 21220

RE: Petition for Variances
SW/S Reames Road, 1400' SE of
Pulaski Highway - 15th Election
District
J. C. Pardo & Sons, Inc. - Petitioner
NO. 77-34-A (Item No. 9)

Dear Mr. Pardo:

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

Very truly yours,
George Martinak
GEORGE MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNenna
TO: Zoning Commissioner Date: August 9, 1976

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 A.M.

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

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

NEG/JGH/k



MCA ENGINEERING CORPORATION
CONSULTING ENGINEERS
1020 Fremont Bridge Road, Baltimore, Maryland 21204 • Tel: (301) 929-1990

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

Beginning 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 southerly side of Pulaski Highway, said beginning point being in the eighth or N 18° 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 Land Records of Baltimore County in Liber O. T. G. 4542, page 153, at the distance of 275.03 feet, as measured reversely along said line from the end thereof, running thence binding 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 46° 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 26° 44' 40" W 290.40 feet to a 1-1/2 inch pipe now set and (4) N 52° 15' 20" W 170.08 feet to a 1-1/2 inch pipe now set in the aforementioned eighth line thence binding



2.

on a part of said eighth line (5) N 18° 56' 40" E 310.00 feet to the place of beginning.

Containing 1, 3250 acres of land.

J. C. 65084P
5/25/76

rw:ldg



Baltimore County
The Department
TOWSON, MARYLAND 21204
UNIVERSITY
Paul F. Reinecke
Chief

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

Attention: Mr. Francis Rogans, Chairman
Zoning Advisory Committee

Re: Property Owner: Warren Pardo

Location: SW/S Reames Rd. 1400' SE Pulaski Hwy.

Item No. 9 Zoning Agents July 13, 1976

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 or _____ 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 _____ EXCEEDS the maximum allowed by the Fire Department.
4. 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 "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.

REVIEWER: Paul F. Reinecke Noted and Approved: _____
Planning Group Special Inspection Division Battalion Chief Fire Prevention Bureau

Baltimore County
Office of Health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER September 2, 1976

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

Dear Mr. DiNenna:

Comments on item #9, Zoning Advisory Committee Meeting, July 13, 1976, are as follows:

Property Owner:	Warren Pardo
Location:	SW/S Reames Rd. 1400' SE Pulaski Hwy.
Existing Zoning:	RS-1M
Proposed Zoning:	RS-1M
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'.
No. of Acres:	1.3250
District:	15th

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

Very truly yours,

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

TED:ldg/ekb

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 that 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, it does not adversely affect the health, safety and general welfare of the community. Variances to permit a front yard setback of 47 feet instead of the required 75 feet, and a side yard setback of 30 feet instead of the required 50 feet should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12-77
day of August 1967, that the herein Petition for the aforementioned Variances should be and the same are hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Warren Pardo
c/o J. C. Pardo & Sons, Inc.
Route 16, Box 33
Baltimore, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 14th day of July 1976.

[Signature]
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Warren Pardo

Petitioner's Attorney
as: NCA Engineering Corp.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

Reviewed by
[Signature]
Franklin T. Rogers, Jr.
Chairman, Zoning Plans
Advisory Committee



WILLIAM D. FROMM
DIRECTOR

August 2, 1976

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 #9, Zoning Advisory Committee Meeting, July 13, 1976, are as follows:

Property Owner: Warren Pardo
Location: SW/A Reames Road 1400' SE 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 lieu of the required 50'
Acres: 1.3250
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.

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

Very truly yours,

[Signature]
John L. Wimbley
Planner II
Project and Development Planning

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 4, 1976

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

RE: Variance Petition
Item 9
Warren Pardo - 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 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, currently zoned M.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-story metal building utilized as a warehouse for the storage of industrial cooking equipment and accessory storage area. Property to the north across Reames Road is zoned D.R. 3.5 and consists of wooded unimproved land, while properties contiguous to the subject site are zoned M.L.-I.M. and also consist of wooded unimproved land.

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

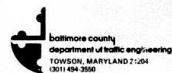
Very truly yours,

[Signature]
NICHOLAS B. COMMODARI,
Planning & Zoning
Associate II

NBC:JD

Enclosure

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



STEPHENE COLLINS
DIRECTOR

July 26, 1976

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

Re: Item 9 - ZAC - July 13, 1976
Property Owner: Warren Pardo
Location: SW/S Reames Rd. 1400' SE Pulaski Hwy.
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 lieu of the required 50'.
Acres: 1.3250
District: 15th

Dear Mr. DiNenna:

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

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineer Associate

MSF/ha

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

Re: Item 9
Property Owner: Warren Pardo
Location: SW/S Reames Rd. 1400' S.E. Pulaski Hwy.
Present Zoning: M-L-I-M
Proposed Zoning: Variance to permit a front setback of 47' in lieu of the required 75' and a side setback of 30' in lieu of the required 50'.

District: 15th
No. Acres: 1.3250

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrusich,
Field Representative

NNP/ml



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.

M-SE Key Sheet
24 NE 34 Pos. Sheet
NE 6 1 Topo
92 Tax Map

Cost of Advertisement, \$.....

BY Yate Mink

[illegible]

District 15th Date of Posting 5/24/1926
 Posted for Henry Hendry, Cuy. M. 1926, C. 1928, A.B.
 Prisoner H.C. Bird, Gen. 20
 Location of property 512 1/2 S. F. Street, Rd. 1402, S.E. Okmulgee, Okla.
 Location of Sign 120 ft. Post, 20 ft. Post, 7 ft. Posts, 19 ft. & 14 ft. Posts, 7 ft. Posts.
 Remarks _____
 Posted by Paul H. News Date of return 8/5/1926

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

No. 38945

DATE Aug. 16, 1976 ACCOUNT 01-662

AMOUNT \$57.25

RECEIVED Marcel A. Pardo 311 Red Pag. Rd., Belair, Md. 21034
FOR Advertising and posting of property
977-Yr-1

28 OCT 28 1976

5725 REC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIRE & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 38917

DATE July 23, 1976 ACCOUNT 01-662

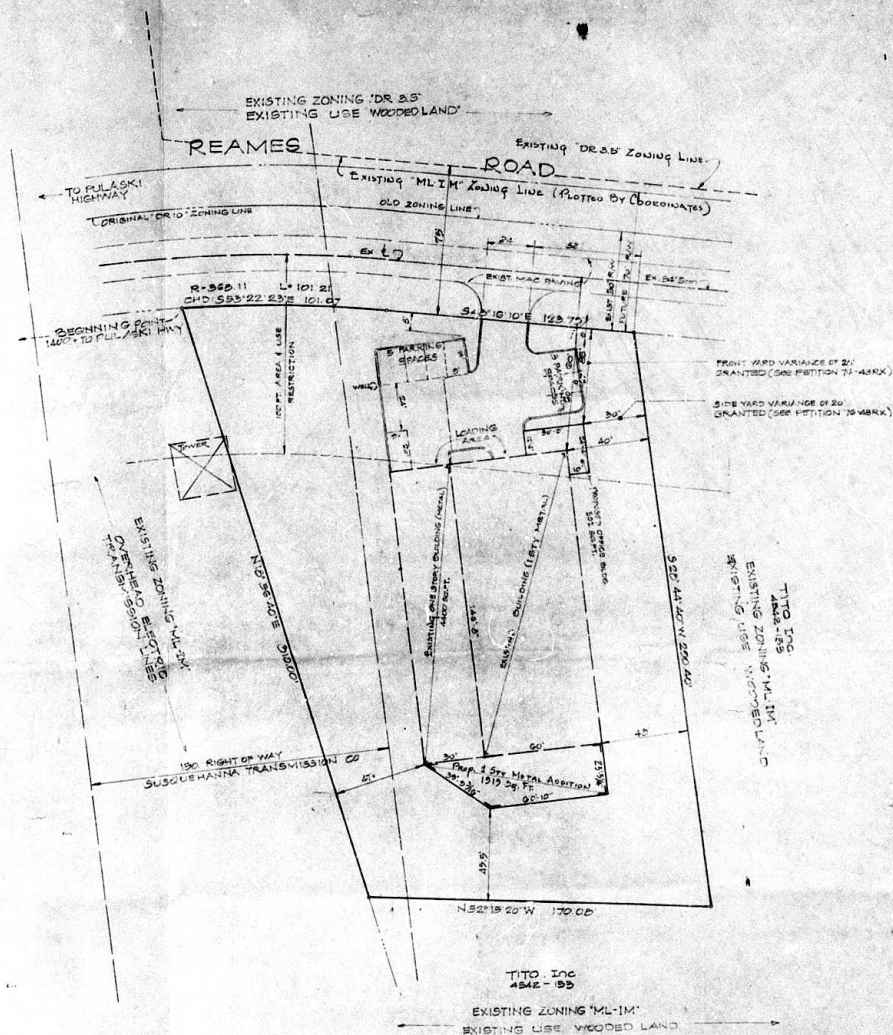
AMOUNT \$25.00

RECEIVED FROM NCA Engineering Corp., 1020 Crosswell Bridge Rd.
FOR Payroll No. 2200
Petition for Variance for J.C. Pardo & Sons, Inc.
#77-34-A

280 0442 26 250 CCR

VALIDATION OF SIGNATURE OF CASHIER





LOCATION PLAN
SCALE 1"=30'

GENERAL NOTES

1. AREA OF PROPERTY SQUARED 1.5000 AC.
2. EXISTING ZONING OF PROPERTY 'ML-1M'
3. EXISTING USE OF PROPERTY 'WAREHOUSE & OFFICE'
4. PROPOSED USE OF PROPERTY 'WAREHOUSE & OFFICE'
5. PROPOSED WAREHOUSE AREA 12,000 SQ. FT. BUILDING 10 FEET HIGH
REQUIRE 5 BAYS (10 FEET)
6. EXISTING OFFICE: 802 SQ. FT. BUILDING 2 SPACES (10 FEET)
7. PROPOSED WAREHOUSE AREA 12,000 SQ. FT. BUILDING 10 FEET HIGH
IN EMPLOYEES
8. TOTAL NUMBER OF SPACES REQUIRED 14
9. TOTAL NUMBER OF SPACES PROVIDED 14
10. PETITIONER WAS GRANTED A VARIANCE TO SECTION 250.2 * 043.1 OF THE ZONING REGULATIONS TO PERMIT A FRONT YARD SETBACK OF 10' INSTEAD OF 20' (A VARIANCE OF 20' See Note 10)
11. PETITIONER WAS GRANTED A VARIANCE TO SECTION 250.2 * 043.1 OF THE ZONING REGULATIONS TO PERMIT A SIDE YARD OF 20' INSTEAD OF THE REQUIRED 30' (A VARIANCE OF 20') See Note 11

SITE PLAN For

J.C. PARDO & SONS, INC.

SOUTHWEST SIDE OF REAMES ROAD
1400 FEET SOUTHEAST OF PULASKI HIGHWAY

15th ELECTION DISTRICT, BALTIMORE COUNTY, MD
SCALE 1"=30'
Sept 22, 1979
Revised April 22, 1979

DEVELOPER

J.C. PARDO & SONS, INC.
Route 10
Baltimore, Maryland 21260

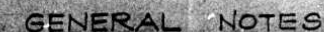
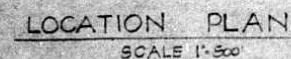
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John A. Sullivan*
DATE 5-22-79
17-84
C-525-79



KIDDE
KIDDE CONSULTANTS, INC.
1070 CHAPWELL BRIDGE ROAD
PULASKI, MARYLAND 21224



JUN 26 1979



1. AREA OF PROPERTY EQUALS 1.3250 AC.
2. EXISTING ZONING OF PROPERTY IS "I-1"
3. WITH YARD VARIANCES (SEE PETITION NO 75-45RX)
4. EXISTING USE OF PROPERTY "WAREHOUSE / OFFICES"
5. PROPOSED USE OF PROPERTY "WAREHOUSE & OFFICE"
6. OFF. STREET PARKING
7. A. EXISTING WAREHOUSE AREA: 6000 SQ FT. EMPLOYING 15 PERSONS
REQUIRING 5 SPACES (15 PERSONS)
- B. PROPOSED OFFICE ADDITION: 1502 SQ FT. REQUIRING 2 SPACES (1300)
- C. PROPOSED WAREHOUSE ADDITION: 4400 SQ FT. WITH NO INCREASE IN EMPLOYEES
- D. TOTAL NUMBER OF SPACES REQUIRED: 7
- E. TOTAL NUMBER OF SPACES PROVIDED: 2
8. THE ZONING BOARD WAS GRANTED A VARIANCE TO SECTION 255.2 & 243.1 OF THE ZONING REGULATIONS TO PERMIT A FRONT YARD SETBACK OF 17' INSTEAD OF 75' (A VARIANCE OF 26'). See Note #2
9. PETITIONER WAS GRANTED A VARIANCE TO SECTION 255.2 & 243.2 OF THE ZONING REGULATION TO PERMIT A SIDE YARD OF 30' INSTEAD OF THE REQUIRED 50' (A VARIANCE OF 20'). See Note #2

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 12-4-76
76-43-Rx

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
PLANNING
DATE 11/14/76
BY [Signature]
ZONING COMMISSIONER
DATE 11-14-76

SITE PLAN
For
J.C. PARDO & SONS, INC
SOUTHWEST SIDE OF REAMES ROAD
1400 FEET SOUTHEAST OF PULASKI HIGHWAY
15TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1"=30'
Sept 22, 1970

DEVELOPER
J. C. PARDO & SONS INC.
Route 16 Box 39
BALTIMORE MARYLAND 21260

