

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

77-35-A
#230

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **PATRICKSHEIP**, a Maryland Limited Partnership
1 or we, **8655 PULASKI LIMITED**, legal owner of the property situated 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 238.2 to allow a side yard of one and one-half (1.5) feet in lieu of the required thirty (30) feet and a rear yard of one (1) foot 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. Strict compliance with the Regulations will cause the petitioner practical difficulty and unreasonable hardship due to the topography and natural features of the property as well as other factors.
2. That the requested variances are in compliance with the letter and spirit of the Regulations.

See attached description

77-35-A
#230
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It is to be posted and advertised as prescribed by Zoning Regulations. I do 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.

8655 PULASKI LIMITED PARTNERSHIP, a Maryland Limited Partnership.
Contract purchaser: **By: James Marrett**
Legal Owner: **c/o Joel Pedder, Esquire**
Address: **Pedder and Getzen, 2100 One Charles Center, Baltimore, Maryland 21201**

Address: **James D. Nolan, Esquire, 204 M. Pennsylvania Avenue, Towson, Maryland 21284**
212-7100
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of July 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of August, 1976 at 1:00 o'clock.

John W. Heslion, III
Zoning Commissioner of Baltimore County.
(over) 1/16/76

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
5/5 of Pulaski Highway 1300' NE of the Baltimore Beltway, 15th District : OF BALTIMORE COUNTY
8655 PULASKI LIMITED PARTNERSHIP, Petitioner : Case No. 77-35-A

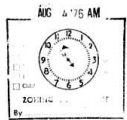
ORDER TO ENTER APPEARANCE

Mr. Commissioners:
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 my 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. Koutz, Jr. *John W. Heslion, III*
Charles E. Koutz, Jr. Deputy People's Counsel
John W. Heslion, III People's Counsel
County Office Building
Towson, Maryland 21204
494-2198

I HEREBY CERTIFY that on this 3rd day of August, 1976, a copy of the foregoing Order was mailed to James D. Nolan, Esquire, Nolan, Plunhoff & Williams, 204 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Heslion, III
John W. Heslion, III



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

August 16, 1976

RE: Petition for Variance
S/5 of Pulaski Highway, 1300' NE of Baltimore Beltway - 15th Election District
8655 Pulaski Limited Partnership - Petitioner
NO. 77-35-A (Item No. 230)

Dear Mr. Nolan

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

V. L. July yours,
Norman E. Carber
Norman E. Carber
Deputy Zoning Commissioner

GJM/mc
Attachments
cc: John W. Heslion, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNenna
TO: Zoning Commissioner
Date: August 9, 1976
FROM: Norman K. Carber, Acting Director of Planning

SUBJECT: Petition 77-35-A. Petition for variance for side and rear yards. South side of Pulaski Highway 1300 feet or more or less, northwest of Baltimore Beltway (Interstate Route 695).

15th District

Hearing: Monday, August 16, 1976 at 1:00 P.M.

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

Norman E. Carber
Norman E. Carber
Acting Director of Planning

REG/JGH/ks

ORDER RECEIVED FOR FILING
DATE: 10/16/76

77-35-A
#230

JAMES PATRICK AND ASSOCIATES, INC.
200-2000

JAMES PATRICK AND ASSOCIATES, INC.
Civil Engineers
400 JEFFERSON BUILDING
TOWSON, MARYLAND 21284
May 11, 1976

DESCRIPTION OF PROPERTY TO ACCOMPANY PETITION FOR VARIANCE FOR SIDE AND REAR YARD SETBACKS

All that parcel of land in the Fifteenth Election District of Baltimore County,

Beginning for the same at a point on the south side of Pulaski Highway, also U.S. Route 40 (150 feet wide), north-easterly 1,300 feet more or less from the centerline of the Baltimore Beltway (Interstate Route 695) at its intersection with said Pulaski Highway, said point of beginning being the same place of beginning as described in Parcel No. 1 in a deed dated June 5, 1970, conveyed by Glenn F. Gall et al to 8655 Pulaski Limited Partnership, and recorded among the Land Records of Baltimore County in Liber T.T.G. 5110, Folio 683, running thence binding on part of the first or N 53°28'E, 650 foot line of the herein mentioned conveyance and binding on the southeast side of Pulaski Highway as shown on State Roads Commission of Maryland Right-of-Way Plat #1364 the three following courses, as now surveyed, viz: (1) N 44°55'27"E, 553.97 feet, (2) S 45°04'33"E, 49.00 feet and (3) N 44°55'27"E, 48.00 feet to the end of the 4th or S 44°55'27"W, 105.00 foot line described in a deed dated April 1, 1957 conveyed by Edward Azrael et al to Pete Guerriero et al, and recorded among the Land Records of Baltimore

County in Liber G.L.B. 3142, Folio 021, running thence binding on the 5th thru the 10th lines of the herein second mentioned conveyance the six following courses, as now surveyed, viz: (4) S 48°12'39"E, 210.33 feet, (5) S 66°28'33"E, 84.12 feet, (6) S 26°15'33"E, 46.80 feet, (7) S 35°07'27"W, 58.20 feet, (8) S 74°03'27"W, 85.00 feet, and (9) S 16°24'33"E, 90.00 feet, running thence binding for part of the distance on the 11th or S 65°06'33"E, 45.26 foot line of the herein second mentioned conveyance, as now surveyed, (10) S 65°06'33"E, 55.00 feet to the northwest right-of-way line of the Baltimore and Ohio Railroad, running thence binding on said right-of-way line, as now surveyed, parallel to and 60 feet distant from the center line between the main tracks of said Baltimore and Ohio Railroad, and binding on part of the 10th or S 55°52'W, 556.11 foot line of the herein first mentioned conveyance, (11) S 47°23'07"W, 469.17 feet, running thence binding for part of the distance on the 3rd or N 36°32'W, 229.26 foot line in a deed dated March 11, 1952 conveyed by The Glenn F. Gall Lumber Company to Industrial Container Corporation of Maryland and recorded among the Land Records of Baltimore County in Liber G.L.B. 2095, Folio 116, and binding for part of the distance reversely on the 1st or S 36°32'E, 218.54 foot line of Parcel No. 2 of the herein first mentioned conveyance, in all, as now surveyed, (12) N 45°00'01"W, 446.82 feet to the place of beginning.

Containing 6.072 acres of land more or less.
Being part of Parcel No. 1 and all of Parcel No. 2 described in a deed dated June 5, 1970, conveyed by Glenn F. Gall et al

to 8655 Pulaski Limited Partnership and recorded among the Land Records of Baltimore County in Liber O.F.G. 5110, Folio 683.



Baltimore County
Department of Health
TOWSON, MARYLAND 21204
DONALD J. BOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 16, 1976

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #230, Zoning Advisory Committee Meeting, May 23, 1976, are as follows:
Property Owner: 8655 Pulaski Limited Partnership
Location: S/5 Pulaski Highway 1300' NE Baltimore Beltway (I-695)
Existing Zoning: R.S.
Proposed Zoning: Variance to permit a side yard setback of 1.5' in lieu of the required 30' and a rear setback of 1' in lieu of the required 30'.
Acres: 6.072
District: 15th
Since this is a variance to permit a side yard setback for an existing building and metropolitan water and sewer are available, no health hazard is anticipated.
Very truly yours,

John H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

DJM:msh

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 Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit a side yard setback of 1.5 feet instead of the required 30 feet and a rear yard of 1 foot instead of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of August, 1976, that the herein Petition for the aforementioned Variance 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, State Highway Administration, and the Office of Planning and Zoning.

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 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 E. CALVERT ST. TOWSON, MARYLAND 21286

July 21, 1976

Franklin T. Hogans, Jr., Chairman

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

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS

TRAFFIC ENGINEERING

STATE BOARD COMMISSIONER

FIRE PREVENTION

PROJECT PLANNING

HEALTH DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

RE: Variance Petition Item 230 8655 Pulaski Limited Partnership Petitioners

Dear Mr. Nolan:

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 south side of Pulaski Highway, 1300 feet northeast of the Baltimore Beltway, and is currently a parcel of land in a vacant, graded street, partially utilized with a McDonald's restaurant on its southernmost corner. The petitioner is requesting a Variance to permit side and rear yard setbacks of less than the required 30 feet, in order that a large retail building may be constructed on the site.

The petitioner encountered some difficulty in the area of building design as related to fire

James D. Nolan, Esq. Re: Item 230 July 21, 1976 Page 2

safety codes. Revised plans received July 15, 1976 reflect changes which have proved satisfactory for the requirements of the Fire Prevention Bureau.

The petitioner should note with particular interest the comments of the State Highway Administration and the Bureau of Engineering.

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. Hogans, Jr., Chairman, Zoning Plans Advisory Committee

FTH:JD

Enclosure

CO: James Petrus and Associates, Inc. 405 Jefferson Building Towson, Md. 21204

ORDER RECEIVED FOR FY 1986 DATE August 16, 1976 BY [Signature]



Baltimore County Department of Public Works TOWSON, MARYLAND 21204

June 17, 1976

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

Re: Item 230 (1975-1976) Property Owner: 8655 Pulaski Limited Partnership S/S Pulaski Hwy., 1300' N/E Balto. Beltway (I-695) Existing Zoning: BR Proposed Zoning: Variance to permit side yard setback of 1.5' in lieu of the required 30' and a rear setback of 1' in lieu of the required 30'. Acres: 6.072 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.

General:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item 230, Cycle V are referred to for your consideration.

The Petitioner should be aware that the proposed structure, if located as indicated, will preclude access for fire and other safety vehicles, equipment, etc. to the rear of the building.

Highways:

Pulaski Highway (U.S. 40) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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.

Sediment Control and Storm Water Management:

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.

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Item 230 (1975-1976) Property Owner: 8655 Pulaski Limited Partnership Page 2 June 17, 1976

Storm Drains:

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

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The 100-year flood plain for Stormwater Run which affects this property may be obtained from the Baltimore County Bureau of Engineering. No fill will be allowed in the 100-year flood plain.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available to serve this property.

Very truly yours,

Stephen E. Collins, Director

END:EM:FMH:rs

CO: D. Griss R. Norton (BLD. 2317-75) C. Warfield

I-MW Key Sheet 14 NE 25 Pos. Sheet NE 4 G Topo 90 Tax Map



Baltimore County Department of Public Engineering TOWSON, MARYLAND 21204 (301) 494-3500

STEPHEN E. COLLINS DIRECTOR

June 23, 1976

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

Re: Item 230 - SAC - May 25, 1976 Property Owner: 8655 Pulaski Limited Partnership Location: S/S Pulaski Highway 1300' NE Baltimore Beltway (I-695) Existing Zoning: B.R. Proposed Zoning: Variance to permit side yard setback of 1.5' in lieu of the required 30' and a rear setback of 1' in lieu of the required 30'. Acres: 6.072 District: 15th

Dear Mr. DiNenna:

No major traffic engineering problems are anticipated by the requested variance to the rear yard setback.

Very truly yours,

Richard H. Hanger, Traffic Engineer Associate

RMF/bca



Maryland Department of Transportation State Highway Administration

Henry R. Hughes Director Bernard M. Evans Assistant Director

June 2, 1976

Mr. S. Eric DiNenna Zoning Commissioner County Office Bldg. Towson, Md. 21204 Attention: Mr. F. Hogans

Re: Z.A.C. Meeting, May 25, 1976 ITEM NO. 230. Property Owner: 8655 Pulaski Limited Partnership Location: S/S Pulaski Highway (Route 40) 1300' NE Baltimore Beltway (I-695) Existing Zoning: B.R. Proposed Zoning: Variance to permit side yard setback of 1.5' in lieu of the required 30' and a rear setback of 1' in lieu of the required 30'. Acres: 6.072 District: 15th

Dear Mr. DiNenna:

The existing entrance into the site is acceptable, however, the plan must be revised to clearly indicate proposed concrete curb along the parking setback line along Pulaski Highway.

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

John E. Meyers

CLJ:JEM:rvd

Baltimore County Fire Department



J. Austin Deitz
Chief

June 2, 1976

Towson, Maryland 21204
617-7516

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

ATTENTION: Mr. Frank Rogans
Zoning Advisory Committee

RE: Property Owner: 8655 Pulaski Limited Partnership
Location: S.E. Pulaski Highway 1300' N.E. Baltimore Beltway (I-695)
Item No. 230 Zoning Agenda

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) Denied

Proposed variance would allow construction of a building which must contain means of egress from the rear wall of the building. Such egress would then be into such a limited area (that could be fenced in) that entrapment of building occupants would be the result.

Reviewed: *Thomas Kelly* Noted and Approved: *John L. Winsley*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau



WILLIAM D. PROIDE
DIRECTOR

June 11, 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 #230, Zoning Advisory Committee Meeting, May 25, 1976, are as follows:

Property Owner: 8655 Pulaski Limited Partnership
Location: S/S Pulaski Highway 1300' N.E. Baltimore Beltway (I-695)
Existing Zoning: B.R.
Proposed Zoning: Variance to permit side yard setback of 1.5' in lieu of the required 30' and a rear setback of 1' in lieu of the required 30'.
Acre: 6.072
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,

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

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 21, 1976

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

Re: Item 230

Z.A.C. Meeting of: May 25, 1976

Property Owner: 8655 Pulaski Limited Partnership

Location: S/S Pulaski Highway 1300' N.E. Baltimore Beltway (I-695)

Present Zoning: B.R.

Proposed Zoning: Variance to permit side yard setback of 1.5' in lieu of the required 30' and a rear setback of 1' in lieu of the required 30'.

District: 15th

No. Acres: 6.072

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

MWP/al

JACQUES H. MCGOWAN, PRESIDENT
T. RAY J. WILLIAMS, JR., VICE-PRESIDENT
WILLIAM D. PROIDE, DIRECTOR

THOMAS H. BOYD
THOMAS H. BOYD
WAL LORRANCE F. CHURCH
JOSHUA B. WHEELER, SUPERINTENDENT

JOHN P. BAYLEN
ALVIN ABRAMS
RICHARD W. TRACY, D.V.M.

BALETHORNE 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 15th day of May, 1976.
S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner
Petitioner: *8655 Pulaski Limited Partnership*
Petitioner's Attorney: *James B. Nolan* Reviewed by: *Franklin T. Rogans, Jr.*
James Rogans and Associates, Inc. Chairman, Zoning Plans
Thomas, P.L. 21204 Advisory Committee

CERTIFICATE OF POSTING
BALTIMORE COUNTY
TOWSON, MARYLAND #77-35-A
District: *15th* Date of Posting: *7/24/76*
Posted for: *Monday, Monday, Aug. 16, 1976, 1:42 P.M.*
Petitioner: *8655 Pulaski Limited Partnership*
Location of property: *S/S Pulaski Highway 1300' N.E. of the*
Dist. B.L. Hwy.
Location of Sign: *1 1/2 Mps. Road off on Band C. 1/2 S.S. Pulaski*
Highway
Remarks:
Posted by: *W. Nick Petrovich* Date of return: *8/1/76*

OFFICE OF THE TIMES
TOWSON, MD. 21204 July 28, 1976
THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- Pulaski Limited Partnership was inserted in the following:
 Catonsville Times Towson Times
 Dundalk Times Arbutus Times
 Essex Times Community Times
 Suburban Times East Suburban Times West
weekly newspapers published in Baltimore, County, Maryland, once a week for 8 successive weeks before the 16th day of AUG. 1976, that is to say, the same was inserted in the issues of July 28, 1976.
STROMBERG PUBLICATIONS, INC.
BY: *John Swick*

CERTIFICATE OF PUBLICATION
TOWSON, MD., July 22, 1976
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 a week for one time, successive weeks before the 26th day of August, 1976, the 8th publication appearing on the 22nd day of July, 1976.
THE JEFFERSONIAN
B. Frank Strick
Manager
Cost of Advertisement, \$.....

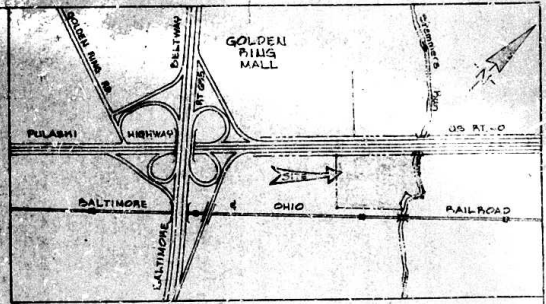
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received * this 14 day of May 1976. Filing Fee \$ 25. Received Check Cash Other
S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner
Petitioner *8655 Pulaski Limited Partnership* Submitted by *W. Nick Petrovich*
Petitioner's Attorney *James B. Nolan* Reviewed by *8/25*
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE: REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 38948
DATE: Aug. 16, 1976 ACCOUNT: 01-662
AMOUNT: 83.75
RECEIVED: *James B. Nolan, Frankfort & Williams, 204 W. Penn. Ave., Towson, Md. 21286*
FOR: *Advertising and posting of signs for 8655 Pulaski Limited Partnership #77-35-A*
\$80.40 PAID IN 83.75 REC.
BY: *W. Nick Petrovich* SIGNATURE OF CLERK

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE: REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 38918
DATE: July 26, 1976 ACCOUNT: 01-662
AMOUNT: 25.00
RECEIVED: *James B. Nolan, Frankfort & Williams, 204 W. Penn. Ave., Towson, Md. 21286*
FOR: *Advertising the Variance for 8655 Pulaski Limited Partnership #77-35-A*
\$40.00 PAID IN 25.00 REC.
BY: *W. Nick Petrovich* SIGNATURE OF CLERK

OCT 05 1976





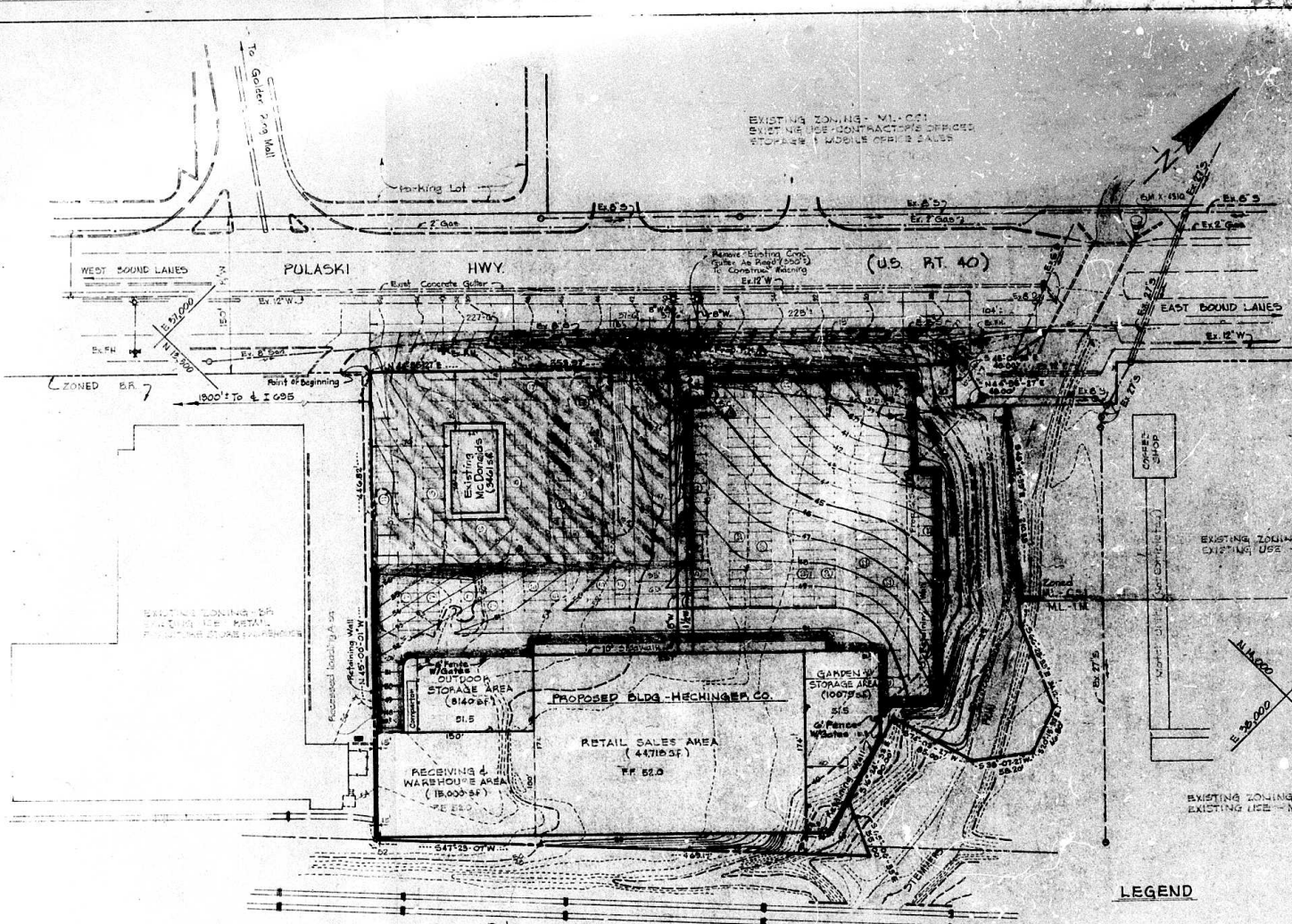
LOCATION PLAN
Scale: 1" = 500'

GENERAL NOTES

- Bearings and distances shown on this plot are taken from an outline survey plot prepared by George William Stephenson & Associates, dated January 23, 1975.
- Proposed Pavement shall have Bituminous Concrete Surface.
- All Parking Spaces shall have a minimum dimension of 6' x 10'.
- Section References from Baltimore County Zoning Regulations: Rear Yard Variance (Varies 1' to 20' in lieu of 30') Section 23B.2 Side Yard Variance (15' in lieu of 30') Section 23B.2
- The Proposed building will comply with the Baltimore County Building Code and the N.R.P.A. Life Safety Code.

SUMMARY INFORMATION

1. 6,052 ACRES OF TRACT	6,072 ACRES		
Leased Area of Tract (McDonalde)	0,824 ACRES		
Remaining Area of Tract	5,148 ACRES		
2. EXISTING ZONING	BR (74-77R)		
3. PROPOSED USE:	RETAIL W/ WAREHOUSING & STORAGE		
4. OFF STREET PARKING DATA:			
	Acres	Parking Road	Parking Provided
Existing Restaurant	34,000sf	60	77
Proposed Bldg.	44,710sf	224	244
Retail Sales Area	15,000sf	5	
Warehouse Storage	8,140sf	3	
Outdoor Storage	1,007sf	4	
Garden Storage			
Total	81,957sf	305	321



SITE PLAN
Scale: 1" = 50'

LEGEND

- Proposed Paving
- Existing On Site Paving
- Existing Contours
- Proposed Contours

OFFICE COPY

REVISED PLANS

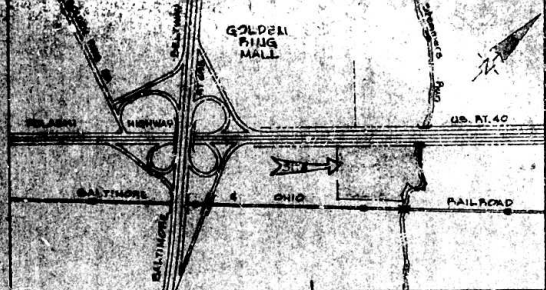
\$230

JUL 15 1976 AM

Revised 7-14-76 R.R.S.

JAMES H. STEPHENS & ASSOCIATES, INC. CONSULTING ENGINEERS 4000 EIGHTH STREET, BALTIMORE, MARYLAND	PLAN TO ACCOMPANY PETITION FOR VARIANCE FOR SIDE YARD SETBACKS IN EXISTING BR ZONE	OWNER: 8655 PULASKI LIMITED PARTNERSHIP BALTIMORE COUNTY, MARYLAND ROSSVILLE	SCALE: AS SHOWN	DRAWING NO.: OF 1
		DATE: 5-16-76 ELECTRIC SET: 7-5		

EXISTING ZONING - ML-CO1
 EXISTING USE - CONTRACTOR'S OFFICES
 STORAGE & MOBILE OFFICE SALES



LOCATION PLAN
 Scale: 1" = 300'

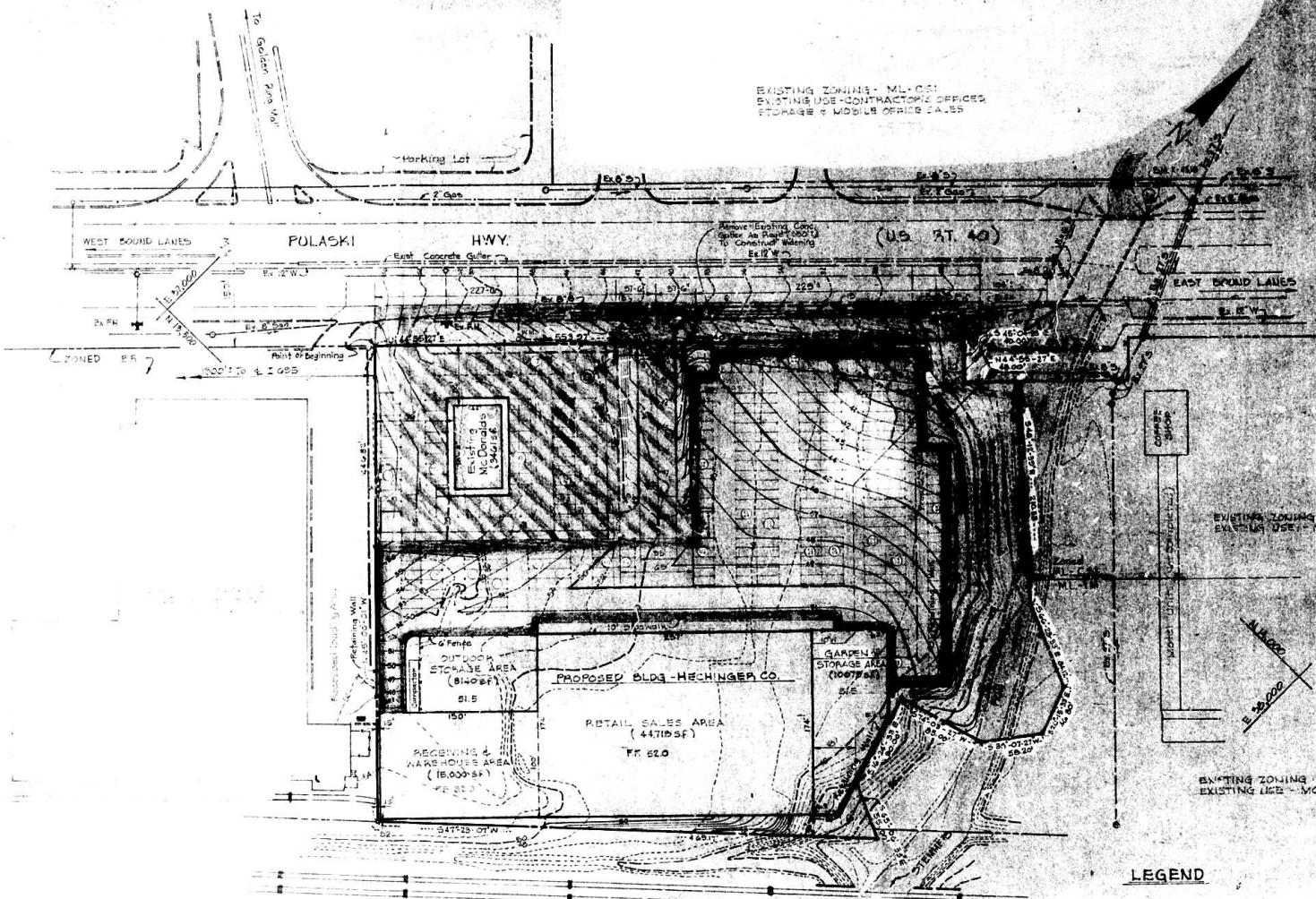
GENERAL NOTES

- Bearings and distances shown on this plot are taken from an outline survey plot prepared by George William Stephenson & Associates, dated January 23, 1975.
- Proposed Pavement shall have Bituminous Concrete Surface.
- All Parking Spaces shall have a maximum dimension of 30' x 20'.
- Section References From Baltimore County Zoning Regulations:
 Rear Yard Variance (Varies 1' to 20' in lieu of 30') Section 25a.2
 Side Yard Variance (1/4' in lieu of 30') Section 25a.2

SUMMARY INFORMATION

- GROSS AREA OF TRACT: 6.072 ACRES
 Leased Area of Tract (McDonald's): 0.224 ACRES
 Remaining Area of Tract: 5.848 ACRES
- EXISTING ZONING: BR (74-77R)
- PROPOSED USE: RETAIL W/WAREHOUSING & STORAGE
- OFF STREET PARKING DATA:

	Acres	Parking Beds	Parking Provided
Existing Restaurant	3600sf	0	77
Proposed Bldg.	44,719sf	214	244
Retail Sales Area	15000sf	5	
Warehouse Storage	8140sf	3	
Outdoor Storage	10079sf	4	
Garden Storage			
Total	81396 sf.	925	821



LEGEND

- Proposed Paving
- Existing On Site Paving
- Existing Contours
- Proposed Contours

EXISTING ZONING - ML-IM
 EXISTING USE - VACANT

SITE PLAN
 Scale: 1" = 50'

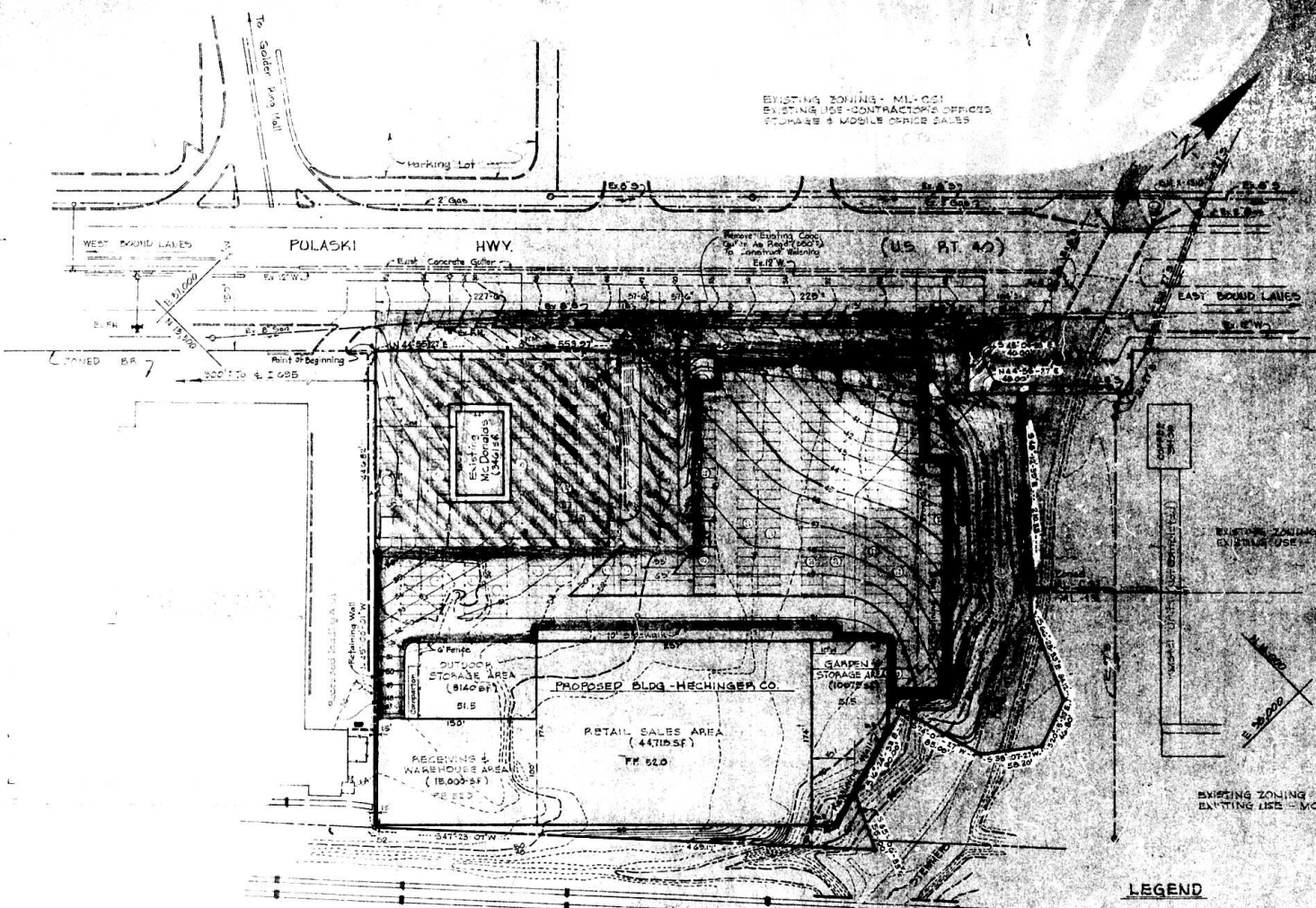
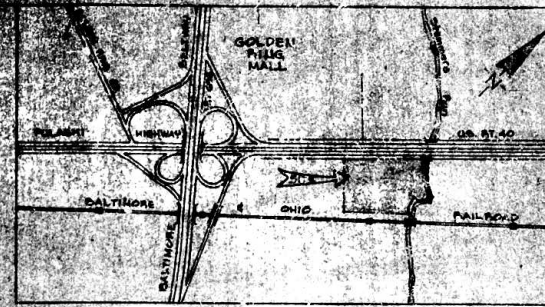


JAMES PETERLIN & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 800 W. BELFORD BUILDING
 WILMINGTON, MARYLAND

PLAN TO ACCOMPANY PETITION FOR
 VARIANCE FOR SIDE & REAR YARD SETBACKS
 IN EXISTING BR LONE

OWNER AG55 PULASKI LIMITED PARTNERSHIP BALTIMORE COUNTY, MARYLAND ROBESVILLE	SCALE AS SHOWN	DRAWING NO. 1 OF 1
---------------------------------------------------------------------------------------	-------------------	--------------------------

EXISTING ZONING - ML-C-1
 EXISTING USE - CONTRACTORS OFFICE,
 STORAGE & MOBILE OFFICE SALES



LOCATION PLAN
 Scale: 1" = 500'

GENERAL NOTES

- Bearings and distances shown on this plat are taken from an outline survey plat prepared by George William Stephens, Jr. & Associates, dated January 25, 1975.
- Proposed Pavement shall have Bituminous Concrete Surface.
- All Parking Spaces shall have a minimum dimension of 24' x 40'.
- Section References From Baltimore County Zoning Regulations: Rear Yard Variance (Varies 1' to 20' in lieu of 30') Section 220.2, Side Yard Variance (15' in lieu of 30') Section 238.2.

SUMMARY INFORMATION

1. GROSS AREA OF TRACT:	2.075 ACRES		
Leased Area of Tract (McDonaldis)	0.924 ACRES		
Remaining Area of Tract	5.149 ACRES		
2. EXISTING ZONING	BR (74-77R)		
3. PROPOSED USE:	RETAIL W/ WAREHOUSING & STORAGE		
4. OFF STREET PARKING DATA:			
	Areas	Parking Rate	Parking Provided
Existing Restaurant	3461 SF	60	77
Proposed Bldg.	44710 SF	224	244
Retail Sales Area	15000 SF	5	
Warehouse Storage	8140 SF	3	
Outdoor Storage	10075 SF	4	
Garden Storage			
Total	81396 SF	305	321

LEGEND

- Proposed Paving
- Existing On Site Paving
- Existing Contours
- Proposed Contours

EXISTING ZONING - ML-C-1M
 EXISTING USE - VACANT

SITE PLAN
 Scale: 1" = 50'

PETRICIA'S
 EXHIBIT



JAMES PETRICK & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 407 EPPENHAY BUILDING
 TOWSON, MARYLAND

PLAT TO ACCOMPANY PETITION FOR
 VARIANCE FOR SIDE & REAR YARD SETBACKS
 IN EXISTING BR ZONE

OWNER:
 2655 POLASKI LIMITED PARTNERSHIP
 BALTIMORE COUNTY, MARYLAND DATE 5-6-76
 ROSSVILLE ELECTION DIST. 15

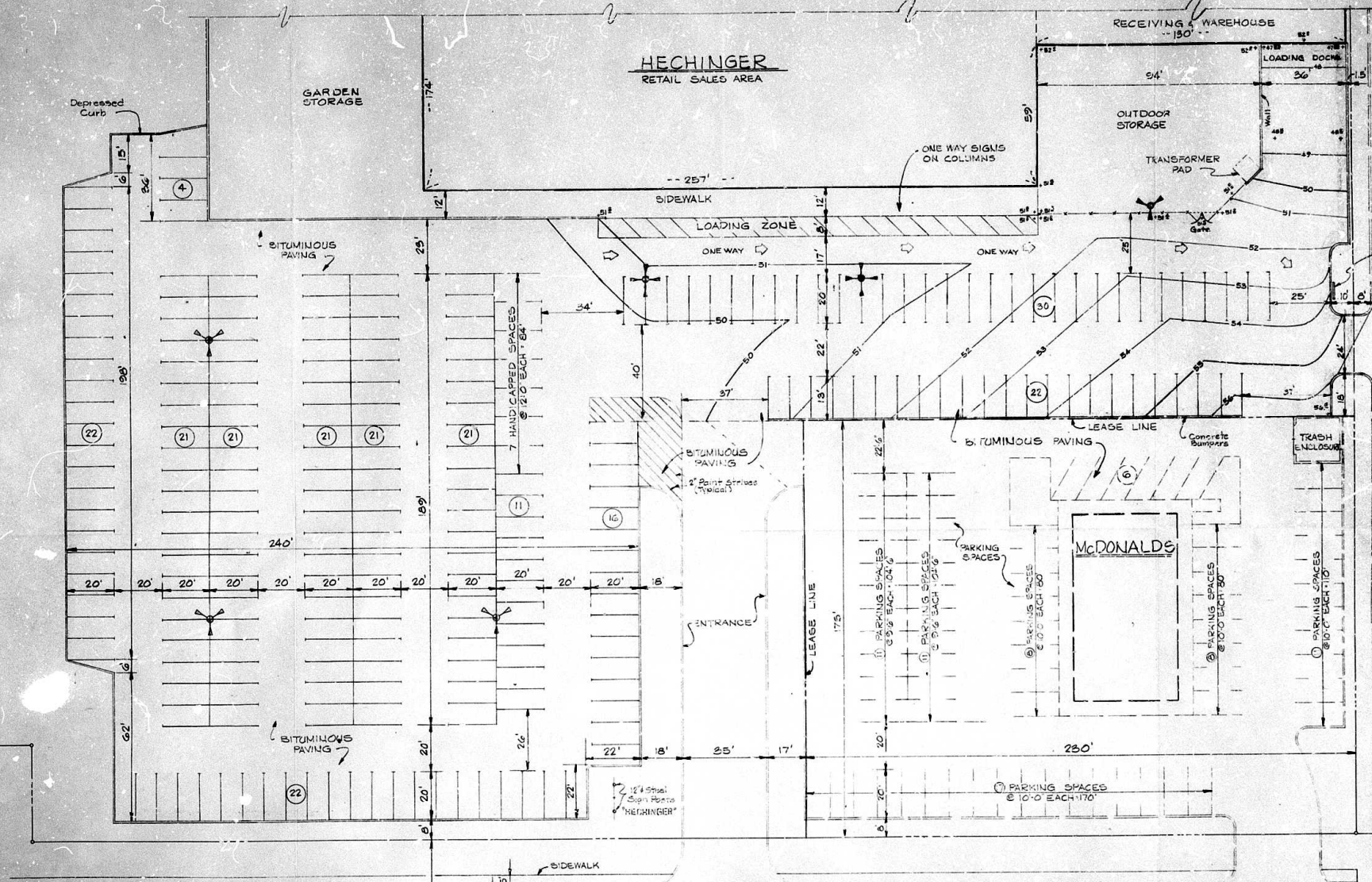
SCALE
 AS SHOWN

DRAWING
 NO. 1
 OF 1

HECHINGER
RETAIL SALES AREA

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE *5-4-77*
77-55A

LEVINSON & KLEIN
FURNITURE STORE



U.S. RT. 40

PULASKI HIGHWAY

PARKING SUMMARY

Facility	Area	Parking Req'd	Parking Provided
Restaurant (McDonald's)	3,461 S.F.	69	72
Hardware Store (Hechinger's)	44,718 S.F.	44	265
Retail Sales	15,000 S.F.	5	5
Receiving & Warehouse	6,500 S.F.	2	2
Outdoor Storage	15,480 S.F.	82	82
Garden Storage	88,139 S.F.	352	351

*Parking computed @ 1 space/200 S.F.
**Parking computed @ 1 space/3 employees and 1 employee per 1,000 S.F.
Note: Parking allowance granted for 306 spaces by Zoning Case No. 77-218-A

Rev. 4-18-78 Added Depressed Curb & Overhead Sign. (As with)
Rev. 3-21-78 McDonald's Parking Layout (22 Spaces)
Rev. 2-01-75 - Hechinger Comments
Rev. 1-28-78 Per Zoning Hearing Comments 1-20-78.

NOTE:
1) ALL PERPENDICULAR PARKING SPACES HAVE A MINIMUM DIMENSION OF 9' x 18'
2) PROPOSED LIGHT FIXTURE. (See Elec. Drwg. E-3)
3) Revision to Exit Plan Dated 10-15-76

PARKING STRIPE PLAN - SUPPLEMENT TO APPROVED SITE PLAN PERMIT NO. B74.94 (C-13977)

JAMES PETRICA & ASSOCIATES, INC.
CONSULTING ENGINEERS
408 JEFFERSON BUILDING
TOWSON, MARYLAND

SITE PLAN

HECHINGER
90-17th STREET, N.E.
WASHINGTON, DC. 20002

OWNER:
8855 JOINT VENTURE
BALTIMORE COUNTY, MARYLAND
ROSSVILLE

DATE: 10-6-77
ELECTION DIST. '15

SCALE: 1" = 20'-0"
DRAWING NO. OF 1