

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Venus Limited Partnership, 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,

herby petition for a Variance from Section 253.1.1.C. to permit direct access to an arterial street other than a Class 1 commercial motorway. in so far as it affects the proposed Section 253.2.2(a)(5) - no permit, upon limited of the zoned 116 7000's.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

1. the present requirements of 253.1.1.C. includes the Petitioner from utilizing his property for permitted uses since Painters Mill Road is considered to be an arterial street rather than a Class 1 motorway.

2. that the conditions imposed includes the Petitioner from allowing more efficient movement of the vehicular traffic on the subject property.

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 For Baltimore County.

Venus Limited Partnership

Contract purchaser

Wesley Garcia

LEGAL OWNER Legal Owner

Address: 118 Painters Mill Road

Owings Mills, Maryland

Petitioner's Attorney

Richard J. Difasquale

5718 Harford Road

Baltimore, Maryland 21214

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

of April, 1977, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through

out 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 30th day of August, 1977, at 10:30 o'clock

A. M.

John W. Hessler, III

Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING

DATE March 14, 1977



10:30 A
11/3/77
8-57-66 #

RE: PETITION FOR VARIANCE FROM SECTIONS 253.1.C AND 409.2.b.1 AND 5 ON PROPERTY LOCATED ON THE 5/5 OF SOUTH DOLFELD ROAD 55' W. PAINTERS MILL ROAD 4th DISTRICT

BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Venus Limited Partnership Petitioner

No. 77-113-A

ORDER OF DISMISSAL

Petition of Venus Limited Partnership for variance from Sections 253.1.C and 409.2.b.1 and 5 of the Baltimore County Zoning Regulations on property located on the south side of South Dolfeld Road 55 feet west of Painters Mill Road, in the Fourth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an order of dismissal of petition filed April 13, 1977 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioner in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner requests that the petition filed on behalf of said Petitioner be dismissed and withdrawn as of April 13, 1977.

IT IS HEREBY ORDERED this 14th day of April, 1977, that said PETITION be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Walter A. Reiter, Jr.
Chairman

William T. Hockett
William T. Hockett

Markus A. Davis
Herbert A. Davi

Handwritten note: County Appeal

RE: PETITION FOR VARIANCE FROM SECTIONS 253.1.C AND 409.2.b.1 AND 5 ON PROPERTY LOCATED ON THE 5/5 OF SOUTH DOLFELD ROAD 55' W OF PAINTERS MILL ROAD, 4th DISTRICT

BEFORE THE ZONING COMMISSIONER AND BOARD OF APPEALS OF BALTIMORE COUNTY

VENUS LIMITED PARTNERSHIP, Petitioners

Case No. 77-113-A

WITHDRAWAL OF PETITION

Came now Venus Limited Partnership, petitioner by its attorney, Richard J. Difasquale, herein withdraws and dismisses the petition filed with the zoning commission of Baltimore County in the within captioned manner, without prejudice.

Richard J. Difasquale
Attorney at Law
5718 Harford Road
Baltimore, Maryland 21214
626-5538

I HEREBY CERTIFY that on this 11 day of April, 1977, a copy of the foregoing motion was mailed to John W. Hessler, III, County Office Building, Towson, Maryland 21204, People's Counsel.

Richard J. Difasquale



Handwritten note: Recd. 4-13-77 3:15 PM

RE: PETITION FOR VARIANCES FROM SECTIONS 253.1.C AND 409.2.b.1 AND 5 ON PROPERTY LOCATED ON THE 5/5 OF SOUTH DOLFELD ROAD 55' W OF PAINTERS MILL ROAD, 4th DISTRICT

BEFORE THE ZONING COMMISSIONER AND BOARD OF APPEALS OF BALTIMORE COUNTY

VENUS LIMITED PARTNERSHIP, Petitioners

Case No. 77-113-A

ORDER FOR APPEAL

Mr. Commissioner:

Please note an Appeal from the decision of the Deputy Zoning Commissioner in the above-entitled matter, under date of March 4, 1977, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

John W. Hessler, III
People's Counsel

Charles E. Koutz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of March, 1977, a copy of the foregoing Order was mailed to Richard J. Difasquale, Esquire, 5718 Harford Road, Baltimore, Maryland 21214, Attorney for Petitioner; and Mr. Edward Hux, 40 New Plant Court, Owings Mills, Maryland 21117, Protestants.

John W. Hessler, III



- Norman Miller
22 Music Fair Road
Owings Mills, Maryland 21117
- Phoebe Miller
Pikesville Electric Company, Inc.
Norman Miller, President
42 Music Fair Road
Owings Mills, Md. 21117
- Robert B. Maltz
18 Music Fair Road
Owings Mills, Maryland 21117
- The Robert B. Maltz Company
Robert B. Maltz, President
18 Music Fair Road
Owings Mills, Maryland 21117
- Henry F. Schwarzschild
Henry F. Schwarzschild
75 Wynne Mill Court
Owings Mills, Maryland 21117
- Henry F. Schwarzschild
Schwarzschild, Incorporated
Henry F. Schwarzschild, President
75 Wynne Mill Court
Owings Mills, Maryland 21117

- Henry H. Lewis Contractors, Inc.
Henry H. Lewis, President
P. O. Box 66, 55 Wynne Mill Court
Owings Mills, Maryland 21117
- Herbert Frishman
Herbert Frishman
49 Wynne Mill Court
Owings Mills, Maryland 21117
- S & E Realty Company
Herbert Frishman, Vice President
90 Painters Mill Road
Owings Mills, Maryland 21117
- Arthur I. Bell, Jr.
Arthur I. Bell, Jr., Vice President
10331 S. Dolfeld Road
Owings Mills, Maryland 21117
- Arthur I. Bell, Jr.
Arthur I. Bell, Jr., President
10331 S. Dolfeld Road
Owings Mills, Maryland 21117

- Bismuthal-Kahn Electric Company
Bryan A. Simpson, Secretary-Treasurer
10233 S. Dolfeld Road
Owings Mills, Maryland 21117
- Bryan A. Simpson
Bryan A. Simpson
10233 S. Dolfeld Road
Owings Mills, Maryland 21117
- John Milas
Milas Electric Co., Inc.
10302 S. Dolfeld Road
Owings Mills, Maryland 21117
- Custom Laminators, Ltd.
Arthur G. Dineley, Vice President
30 New Plant Court
Owings Mills, Maryland 21117
- The Baltimore Office Furniture Company
Robert H. Hymeckeal, Jr., Vice President
40 New Plant Court
Owings Mills, Maryland 21117
- Leuron Library International
William D. Miller, Past, Co. Treasurer
Vice President
40 New Plant Court
Owings Mills, Maryland 21117

- The Park-Rice Engineering Co.
Bernard M. Rice, Secretary-Treasurer
10227 S. Dolfeld Road
Owings Mills, Maryland 21117
- Bernard M. Rice
Bernard M. Rice
10227 S. Dolfeld Road
Owings Mills, Maryland 21117
- Chem-Lam Corporation
William P. Davison, Branch Manager
74 Wynne Mill Court
Owings Mills, Maryland 21117
- William P. Davison
William P. Davison
74 Wynne Mill Court
Owings Mills, Maryland 21117
- F. A. & S. Small Comp. ny
Earl Klock, Branch Manager
25 Wynne Mill Court
Owings Mills, Maryland 21117
- Earl Klock
Earl Klock
25 Wynne Mill Court
Owings Mills, Maryland 21117

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 direct access to an arterial street other than a Class I commercial motorway in a I.M. District and 104 off-street parking spaces instead of the required 116 spaces should be granted.

ORDER RECEIVED FOR FILING
March 4, 1977
DATE Stella C. Jones, etc.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of March, 1977, that the herein Petition for the aforementioned Variances should be and the same is 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.

George J. Matlock
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 _____, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE
5/5 of South Dolfield Road
55' W of Painters Mill Road,
4th District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

VENUS LTD. PARTNERSHIP,
Petitioners

Case No. 77-113-A

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
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21284
494-2188

I HEREBY CERTIFY that on this 25th day of February, 1977, a copy of the foregoing Order was mailed to Richard J. DiPasquale, Esquire, 5718 Harford Road, Baltimore, Maryland 21214, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III



RE: PETITION FOR VARIANCE
5/5 of South Dolfield Rd, 55' W of
Painters Mill Rd., 4th District

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

VENUS LIMITED PARTNERSHIP,
Petitioners

Case No. 77-113-A

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
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 15th day of December, 1976, a copy of the foregoing Order was mailed to Richard J. DiPasquale, Esquire, 5718 Harford Road, Baltimore, Maryland 21214, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiMenna, Zoning Commissioner
Date: December 17, 1976

From: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition #77-113A. Petition for Variance for Off-Street Parking and Access to an Aerial Street
South side of South Dolfield Road 55 feet West of Painters Mill Road
Petitioner - Venus Limited Partnership

4th District

DATE: Monday, January 3, 1976 (10:30 A.M.)

This comment concerns the petitioner's request for a variance to Sections 253.1.C.3, 4 and 5; no comments are offered on the offstreet parking variance.

With the adoption of the comprehensive zoning map on March 24, 1971, a series of amendments to the Baltimore County Zoning Regulations were effective. Prior to this date nearly all of the commercial uses were permitted in an M.L. zone; this led to the preemption of land earmarked for industrial use by such developments as shopping centers, strip commercial type uses, etc. By the revisions effective in 1971, these types of commercial uses are no longer permitted in an M.L. zone.

As to the specific variance to portions of Section 253, it should be noted that Section 253 is entitled "USE REGULATIONS", Section 254 is entitled "HEIGHT REGULATIONS" and Section 255 is entitled "AREA REGULATIONS". Please note that Section 307 ("VARIANCES") states, in part, that the Zoning Commissioner has the power "to grant variances from height and area regulations, from offstreet parking regulations and from sign regulations..."

It is the opinion of this office that the petitioner's request should be denied; it is suggested that the requested variance cannot legally be granted.

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

NEG:JGH:rw

Eliene B. Christiansen
28 Ironbury Road
Owings Mills, Maryland 21117

February 23, 1977

Dr. Robert A. Harvinger
Catonville Community College
300 E. Rolling Road
Baltimore, Maryland 21228

Dear Mr. Harvinger:

As a resident of Owings Mills I welcome the arrival of Catonville Community College in our area.

As a wheelchair user I am especially pleased to see that this new branch has been ramped and is accessible to the disabled.

I look forward to participation in the courses and activities scheduled in our new Owings Mills college center.

Cordially,

Eliene Christiansen

PLANNING DEPARTMENT
EXHIBIT 4

cc: Mr. Hammella

EXHIBIT 3
NEED FOR CONSOLIDATION OF NORTHWEST COLLEGE CENTERS

Catonville Community College is presently operating Community College Centers at five locations in the Northwest area of Baltimore County. These centers are located at the Mt. Olive Methodist Church in Randallstown, Woodmoor Synagogue on Liberty Road, Prince of Peace Church on Liberty Road, All Saints Church in Reisterstown, and the Sacred Heart Church in Reisterstown.

Due to the increase in student enrollment, the inability to expand facilities, the request from students for better facilities, and increased demands from the community for increase in services, the Office of Continuing Education and Community Services at Catonville Community College proposes that the five locations be consolidated into one Community College Center.

Various studies available to the Catonville Community College have concluded that a need does exist for the development of a branch campus in the Northwest section of Baltimore County. These studies further conclude that the best location for such a branch campus should be located in a geographical area which would serve the educational needs for Randallstown, Reisterstown, Owings Mills, Pikeville, and other smaller communities clustered in this area.

The Office of Continuing Education and Community Services proposes at this time that 7200 square feet of space be leased for 3 years in the Painters Mill Professional Building to be used for this Community College Center.

Other advantages of a consolidated Community College Center are:

1. Better administration and control by providing on-site full-time administrators and staff
2. Curricular offerings rather than course offerings

1 "Preliminary Report", Baltimore Community College Task Force; Dissertation of Dr. Anthony P. Mammarella, "Need Feasibility and Implications of a Fourth Community College in Baltimore County, Maryland"; Survey of Students in Northwest Extension Centers, Catonville Community College.

Page 2
"Need for Consolidation of Northwest College Centers"

3. Increase in number of students in class
4. Consolidation of staff personnel and a reduction in cost
5. Consolidation of AV equipment
6. More effective use of the multi-media center
7. Consolidation of costs for telephone and supplies
8. Reduced cost for staff personnel for registration, book sales, meetings and other support services
9. More effective use of full-time faculty
10. Better centralization of part-time faculty
11. Better communication and delivery systems

EXHIBIT A

PROPOSED CONSOLIDATION OF NORTHWEST COLLEGE CENTERS

Proposed Rental Cost				
Painters Mill Building	\$5,600/month			\$63,200/year
Three years and Three months Rental Cost				
April, May, June				
FY 76-77	FY 77-78	FY 78-79	FY 79-80	
\$10,800	\$43,200	\$45,360	\$47,626	

* Estimated - based on 3% increase for maintenance of utilities

Estimated Cost for Operations for FY 77-78 using Present Facilities

Rental	
Randallstown	\$22,000.00
Woodmoor	1,100.00
Sacred Heart	1,000.00
All Saints	1,650.00
Prince of Peace	2,200.00
Total Estimated Cost	\$27,950.00

Estimated Savings of Consolidated Operations FY 77-78

Half Secretary Salary	\$4,000.00
Reduction of 300 hours student aide salaries	1,125.00
Maintenance and Repair Savings	1,500.00
Consolidation of AV Equipment and Delivery	2,000.00
Consolidation of Telephone	500.00
Consolidation of Delivery Systems	500.00
Reduction of Travel Fees for Administration, Counseling Faculty, Librarian and Staff	1,500.00
Consolidation of Staff for Registration, Book Sales, Meetings and other support operations	2,000.00
Total Savings on Consolidated Operations	\$13,125.00
Estimated Rental Cost	27,950.00
Total Projected Cost	\$41,075.00
Cost of Proposed Consolidation of Northwest College Ctrs.	\$43,200.00
TOTAL VARIANCE	2,125.00

CONSOLIDATION OF COLLEGE CENTERS IN NORTHWEST BALTIMORE COUNTY

FACT SHEET

Proposed Leased Facility

Painters Mill Professional Building
110 Painters Mill Road
Owings Mills, Maryland 21117

7,200 square feet	\$6.00 per foot Rental
\$3,600 per month	\$43,200 per year

Present Operation
FY 1977-78 Estimated Space of Cost

Location	Cost/year	Square Feet	Cost/Square Foot
Randallstown	\$22,000	4,000	\$5.50
Woodmoor	1,000	900	1.11
Sacred Heart	1,000	1,500	.67
All Saints	1,650	1,500	1.10
Prince of Peace	2,200	1,500	1.47
TOTALS	\$27,950	9,400	\$9.85

NOTE:

A fair comparison of rental cost is difficult because the proposed facility will be available for use 6 days a week, 52 weeks per year, whereas many of the present facilities are used either 4 or 5 days per week, 40 weeks per year.

February 8, 1977

Catonsville Community College
800 South Rolling Road
Baltimore, Maryland 21226

Attn: Dr. Anthony Mammarella
Branch Administrator

Dear Dr. Mammarella:

I understand that there could be some problem in connection with the parking at the proposed Northwest Community Center Branch of Catonsville Community College site in Owings Mills Industrial Park.

In the event that it is necessary to acquire additional off street parking, we would be willing to lease a parking area at a very small consideration to take care of the overflow parking requirements adjacent to the Northwest Community Center on a month to month basis.

Very truly yours,

Francis A. Nicoll, Jr.
Francis A. Nicoll, Jr.
President

FSNRJ:dj

PETITIONER'S
EXHIBIT 2

February 23, 1977

Catonsville Community College
800 S. Rolling Road
Baltimore, Md. 21226

Attention: Dr. A. P. Mammarella

Dear Dr. Mammarella:

On February 22, 1977 you requested if it would be possible to use the facilities of our parking area for the overflow of student parking Monday through Thursday from approximately 6:30 to 9:45 P.M. at your new Education Expanded Classes in the Painters Mill Professional Building located at Painters Mill and Doffield Roads.

Please be advised that we are happy to cooperate with you in providing additional student parking until you will finalize your own plans regarding same.

We look forward to your grand opening and wish you much success.

Sincerely,

Eugene L. Hux

Eugene L. Hux, (Inc.)
Assistant Vice President
2 Main Fair Road
Owings Mills, Md. 21117

H

PETITIONER'S
EXHIBIT 1

March 24, 1977

E. Eric DiMenna
Senior Commissioner of Baltimore County
George J. Martinak
Deputy Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: VENUS LIMITED PARTNERSHIP
Case No. 77-113-A

Dear Mr. Commissioner:

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-entitled matter, under date of March 4, 1977, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing. A check for \$40.00 in payment of appeal costs is enclosed.

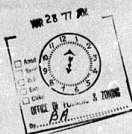
Eugene L. Hux
Eugene L. Hux
40 New Plant Court
Owings Mills, Maryland 21117

Owings Mills, Maryland 21117

Eugene L. Hux
Eugene L. Hux, President
40 New Plant Court
Owings Mills, Maryland 21117

Owings Mills, Maryland 21117

Francis A. Nicoll, Jr.
Francis A. Nicoll, Jr., President
2 Main Fair Road
Owings Mills, Maryland 21117



August 16, 1976

DESCRIPTION TO ACCOMPANY VARIANCE TO PERMIT DIRECT ACCESS
TO AN ARTERIAL STREET:

Beginning for the same at a point on the south side of South Doffield Road (70 feet wide) said point being distant westerly 55 feet from the center of Painters Mill Road (70 feet wide) thence along the south side of said S. Doffield Road the three following courses and distances viz: (1) North 50 degrees 19 minutes 41 seconds West 36.10 feet (2) along a curve to the left having a radius of 965.00 feet for an arc length of 97.90 feet and a chord bearing of North 53 degrees 14 minutes 04 seconds West 97.85 feet and (3) North 56 degrees 08 minutes 26 seconds West 20.00 feet thence South 33 degrees 51 minutes 34 seconds West 350.07 feet thence South 57 degrees 58 minutes 38 seconds East 108.65 feet thence South 72 degrees 32 minutes 30 seconds East 80.52 feet to the west side of said Painters Mill Road thence along the west side of said Painters Mill Road the two following courses and distances viz: (1) along a curve to the right having a radius of 945.00 feet for an arc length of 297.04 feet and a chord bearing of North 27 degrees 37 minutes 49 seconds East 295.96 feet and (2) North 12 degrees 01 minutes 52 seconds West 24.19 feet.

Containing 1.733 Acres of land more or less.

Malcolm E. Hux
Malcolm E. Hux, President
Registered Professional Surveyor
15005

1-SIGN 77-113-A

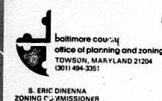
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 44 Date of Posting: Dec. 18, 1976
Posted for: PETITION FOR VARIANCE
Petitioner: VENUS LIMITED PARTNERSHIP
Location of property: S/S OF SOUTH DOFFIELD RD. 55' W OF PAINTERS MILL RD.
Location of Sign: S/S OF SOUTH DOFFIELD RD. 55' W OF PAINTERS MILL RD.
Remarks: *Thomas K. Boland*
Posted by: *Thomas K. Boland* Date of return: DEC. 23, 1976

1-SIGN 77-113-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 44 Date of Posting: FEB. 17, 1977
Posted for: PETITION FOR VARIANCE
Petitioner: VENUS LTD. PARTNERSHIP
Location of property: S/S OF SOUTH DOFFIELD RD. 55' W OF PAINTERS MILL RD.
Location of Sign: S/S OF SOUTH DOFFIELD RD. 55' W OF PAINTERS MILL RD.
Remarks: *Thomas K. Boland*
Posted by: *Thomas K. Boland* Date of return: FEB. 18, 1977



E. ERIC DIMENNA
ZONING COMMISSIONER

March 4, 1977

Richard J. DiPasquale, Esquire
5718 Harford Road
Baltimore, Maryland 21214

RE: Petition for Variance
S/S of South Doffield Road, 55' W of Painters Mill Road - 4th Election District
Venus Limited Partnership - Petitioner
NO. 77-113-A (Item No. 35)

Dear Mr. DiPasquale:

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

Very truly yours,

George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc
Attachments

cc: Mr. Edward Hux
40 New Plant Court
Owings Mills, Maryland 21117

Mr. Vincent Colliane
Dean of Admissions
Catonsville Community College
800 S. Rolling Road
Catonsville, Maryland 21228

John W. Heslin, III, Esquire
People's Counsel

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 18th day of August 1976 Filing Fee \$ 22.00 Received Check Cash Other

E. Eric DiMenna
E. ERIC DIMENNA
Zoning Commissioner
Petitioner: *Venus Limited Partnership* Submitted by *John Alenci*
Petitioner's Attorney: *Richard J. DiPasquale* Served by *Dave White*

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

1-SIGN 77-113-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 44 Date of Posting: APRIL 3, 1977
Posted for: APPEAL
Petitioner: VENUS LIMITED PARTNERSHIP
Location of property: S/S OF SOUTH DOFFIELD RD. 55' W OF PAINTERS MILL RD.
Location of Sign: S/S OF SOUTH DOFFIELD RD. 55' W OF PAINTERS MILL RD.
Remarks: *Thomas K. Boland*
Posted by: *Thomas K. Boland* Date of return: APRIL 7, 1977

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- Venus Limited Partnership is inserted in the following:

- Catonsville Times
- Dundalk Times
- Essex Times
- Suburban Times East
- Towson Times
- Arbutus Times
- Community Times
- Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 3rd day of January 1977, that is to say, the same was inserted in the issues of Dec. 15, 1976.

STROMBERG PUBLICATIONS, INC.
BY *Pete Strunk*

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 16, 1976
TO CERTIFY, that the annexed advertisement was in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 16th day of January 1977, the 19th day of December 1976.

THE JEFFERSONIAN
H. Leach Strunk
Manager

Cost of Advertisement, \$.....

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance is inserted in the following:

- Catonsville Times
- Dundalk Times
- Essex Times
- Suburban Times East
- Towson Times
- Arbutus Times
- Community Times
- Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 2nd day of March 1977, that is to say, the same was inserted in the issues of Feb. 9, 1977.

STROMBERG PUBLICATIONS, INC.
BY *Pete Strunk*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 46446
DATE: Mar. 3, 1977 ACCOUNT: 01-662
AMOUNT: \$57.50
RECEIVED FROM: Venus Construction Co., 17 Corona Hill Ct., Owings Mills, Md. 21117
FOR: Advertising and posting of property #77-113-A
VALIDATION OR SIGNATURE OF CASHIER

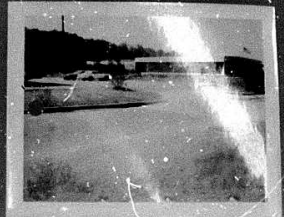
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 42825
DATE: Feb. 11, 1977 ACCOUNT: 01-662
AMOUNT: \$73.00
RECEIVED FROM: Venus Construction Co., 17 Corona Hill Ct., Owings Mills, Md. 21117
FOR: Advertising and posting of property #77-113-A
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 46481
DATE: Mar. 22, 1977 ACCOUNT: 01-662
AMOUNT: \$10.00
RECEIVED FROM: John V. Hession, 3rd, P.O. People's Council
FOR: Appeal Case #77-113-A - Venus Limited Partnership 8/8 S. Dalfield Rd. 55' W of Painters Mill Rd.
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 42805
DATE: Dec. 7, 1976 ACCOUNT: 01-662
AMOUNT: \$85.00
RECEIVED FROM: Venus Construction Co., 17 Corona Hill Ct., Owings Mills, Md. 21117
FOR: Petition for Variance #77-113-A
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 46506
DATE: Mar. 29, 1977 ACCOUNT: 01-662
AMOUNT: \$10.00
RECEIVED FROM: Dougan, Inc., 10 Rev Plant Court, Owings Mills, Md. 21117
FOR: Cost of App. & Fee Venus Ltd. Partnership #77-113-A
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION
TOWSON, MD. February 10, 1977
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 successive weeks before the 2nd day of March 1977, the 19th day of February 1977.
THE JEFFERSONIAN
H. Leach Strunk
Manager
Cost of Advertisement, \$.....



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21284

December 1, 1976

NICHOLAS B. COMMODARI
COMMODOARI
PLANNING & ZONING
ASSOCIATE III
Acting Chairman

Richard J. DiPasquale, Esq.
5718 Harford Road
Baltimore, Maryland 21214

RE: Variance Petition
Item #5
Venus Limited Partnership -
Petitioner

Dear Mr. DiPasquale:

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

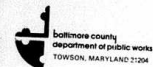
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Acting Chairman,
Zoning Plans Advisory Committee

NBC:JD

Enclosure

cc: Hudkins Associates, Inc.
200 E. Joppa Rd.
Rm. 101, Shell Bldg.
Towson, Md. 21284



September 20, 1976

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

Re: Item #35 (1976-1977)

Property Owner: Venus Limited Partnership
5/8 S. Dolfield Rd., 55' W. Painters Mill Rd.
Existing Zoning: M-2M
Proposed Zoning: Variance to permit direct access to an arterial street other than a Class I motorway in an I.M. district.
Act: 1.733 District; 4th

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:

Baltimore County highway and utility improvements exist or are as secured by Public Works Agreement #4601 executed in connection with the development of "Owings Mills Industrial Park".

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

This office has no further comment in regard to the plan submitted for zoning Advisory Committee review in connection with this item #35 (1976-1977).

Very truly yours,
Edmund B. Dwyer, P.E.
EDMUND B. DWYER, P.E.,
Chief, Bureau of Engineering

END:RAM:PM:iss

cc: R. Morton (Owings Mills Ind. Park)

T-2M Key Sheet
42 MM 31 Pos. Sheet
88 11 W Popo
67 Tav. Map

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21284

Your Petition has been received and accepted for filing
this day of September, 1976.

S. E. DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Venus Limited Partnership
Petitioner's Attorney: Richard J. DiPasquale, Esq.
Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari,
Planning & Zoning
Associate III

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 27, 1976

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21284

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOARD COMMISSION

BUREAU OF FIRE-EXTINCTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Richard J. DiPasquale, Esq.
5718 Harford Road
Baltimore, Maryland 21214

RE: Variance Petition
Item 35
Venus Limited Partnership -
Petitioner

Dear Mr. DiPasquale:

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.

This site, zoned M-1, and located on the west side of Painters Mill Road south of Dolfield Road, is presently improved with a three (3) story office building and accessory parking area. Surrounding properties are similarly zoned and improved with a post office building to the west, a restaurant and office building to the north across Dolfield Road, and vacant wooded land to the east and south.

As indicated on the submitted site plan, a barber and beauty shop and bank are proposed to be located on the first floor of the existing building. Under Section 251.1 C. of the Zoning Regulations, these uses are permitted as a matter of right, provided that any access to an arterial street must be on a Class I commercial motorway. In light of this, and

Richard J. DiPasquale, Esq.
Re: Item 35
September 27, 1976
Page 2

because direct access is provided from Painters Mill Road (arterial street) a Variance is necessitated. It should be noted that a similar Variance (#73-10-A) for the property north of this site was granted in 1972.

The number of parking spaces required and provided for the existing proposed uses is 106 spaces, however, an on site inspection revealed that the number of spaces actually existing appears to be less than as shown.

In light of the above, the site plan must be revised to clearly indicate the conditions as they exist in the field, and the petition forms altered accordingly.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments in the foregoing, and any comments from other departments as requested.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Planning & Zoning
Associate III

NBC:JD

Enclosure

cc: Hudkins Associates, Inc.
200 E. Joppa Rd.
Rm. 101, Shell Bldg.
Towson, Md. 21284



Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
001-684-5010

JOHN D. SEVITT
DIRECTOR

August 25, 1976

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

Dear Mr. DiNenna:

Comments on Item #35, Zoning Advisory Committee Meeting, August 31, 1976, are as follows:

Property Owner: Venus Limited Partnership
Location: 5/8 S. Dolfield Road, 55' W. Painters Mill Road
Existing Zoning: M-2M
Proposed Zoning: Variance to permit direct access to an arterial street other than a Class I motorway in an IM district.

Act: 1.733
District: 4th

As this does not pertain to Building Code matters, there is no comment.

Very truly yours,

Charles E. Burhan
Charles E. Burhan
Plans Review Chief



September 24, 1976

WILLIAM C. KERRIN
DIRECTOR
Norman E. Geber
Acting Director

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 #35, Zoning Advisory Committee Meeting, August 31, 1976, are as follows:

Property Owner: Venus Limited Partnership
Location: 5/8 S. Dolfield Road 55' W. Painters Mill Road
Existing Zoning: M-1-L.M.
Proposed Zoning: Variance to permit direct access to an arterial street other than a Class I Motorway in an I.M. district
Act: 1.733
District: 4th

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 ensure 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 plan must be revised to reflect what is actually built.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

STEPHEN E. COLLINS
DIRECTOR

September 9, 1976

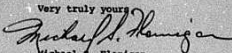
Mr. Eric S. DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 35 - ZAC - August 31, 1976
Property Owner: Venus Limited Partnership
Location: S/S S. Dolfield Rd. 55' W Painters Mill Road
Existing Zoning: MU-1M
Proposed Zoning: Variance to permit direct access to an arterial street other than a Class I motorway in an IM district
Acres: 1.733
District: 4th

Dear Mr. DiMenna:

The requested direct access to an arterial street is existing, therefore this department has no comment.

Very truly yours,


Michael J. Flanigan
Traffic Engineer Associate

MEF:nc

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: August 31, 1976

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

Z.A.C. Meeting of: August 31, 1976

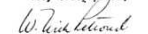
Re: Item 35
Property Owner: Venus Limited Partnership
Location: S/S S. Dolfield Rd. 55' W. Painters Mill Rd.
Present Zoning: M.L. - 1.M.
Proposed Zoning: Variance to permit direct access to an arterial street other than a Class I motorway in an IM district.

District: 4th
No. Acres: 1.733

Dear Mr. DiMenna:

No bearing on student population.

Very truly yours,


W. Nick Petrovich
Field Representative.

WNP/ml

JOSEPH W. MCGOWAN, PRESIDENT
T. HAROLD WILLIAMS, JR., VICE-PRESIDENT
JIM ROBERT S. ROONEY

MARCUS H. ROTARIUS
THOMAS H. BOYD
MRS. LUTHERINE F. GURZUK
JOSHUA R. WHEELER, SECRETARY

ROGER B. PAYDEN
ALVIN LONICK
RICHARD W. TULLOCH

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

October 6, 1976

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


Dear Mr. DiMenna:

Comments on Item #35, Zoning Advisory Committee Meeting, August 31, 1976, are as follows:

Property Owner: Venus Limited Partnership
Location: S/S S. Dolfield Road 55' W. Painters Mill Road
Existing Zoning: MU-1M
Proposed Zoning: Variance to permit direct access to an arterial street other than a Class I motorway in an IM district.
Acres: 1.733
District: 4th

Since this variance is for a motorway, no health hazards are anticipated.

Very truly yours,


Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED:HRM/9/56

JOHN D. SEYFFERT
DIRECTOR

February 16, 1977

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

Dear Mr. DiMenna:

REVISSED
Comments on Item # 35 Zoning Advisory Committee Meeting, February 15, 1977 are as follows:

Property Owner: Venus Limited Partnership
Location: S/S S. Dolfield Road - 55' W. Painters Mill Road
Existing Zoning: MU-1M
Proposed Zoning: Variance to permit direct access to an arterial street other than a Class I motorway in an IM district.
Acres: 1.733
District: 4th

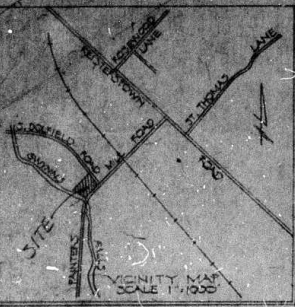
The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- B. A building permit shall be required before construction can begin. Make building conform to mixed uses.
- C. Three sets of construction drawings will be required to file an application for a building permit.
- D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- F. No comment.
- G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

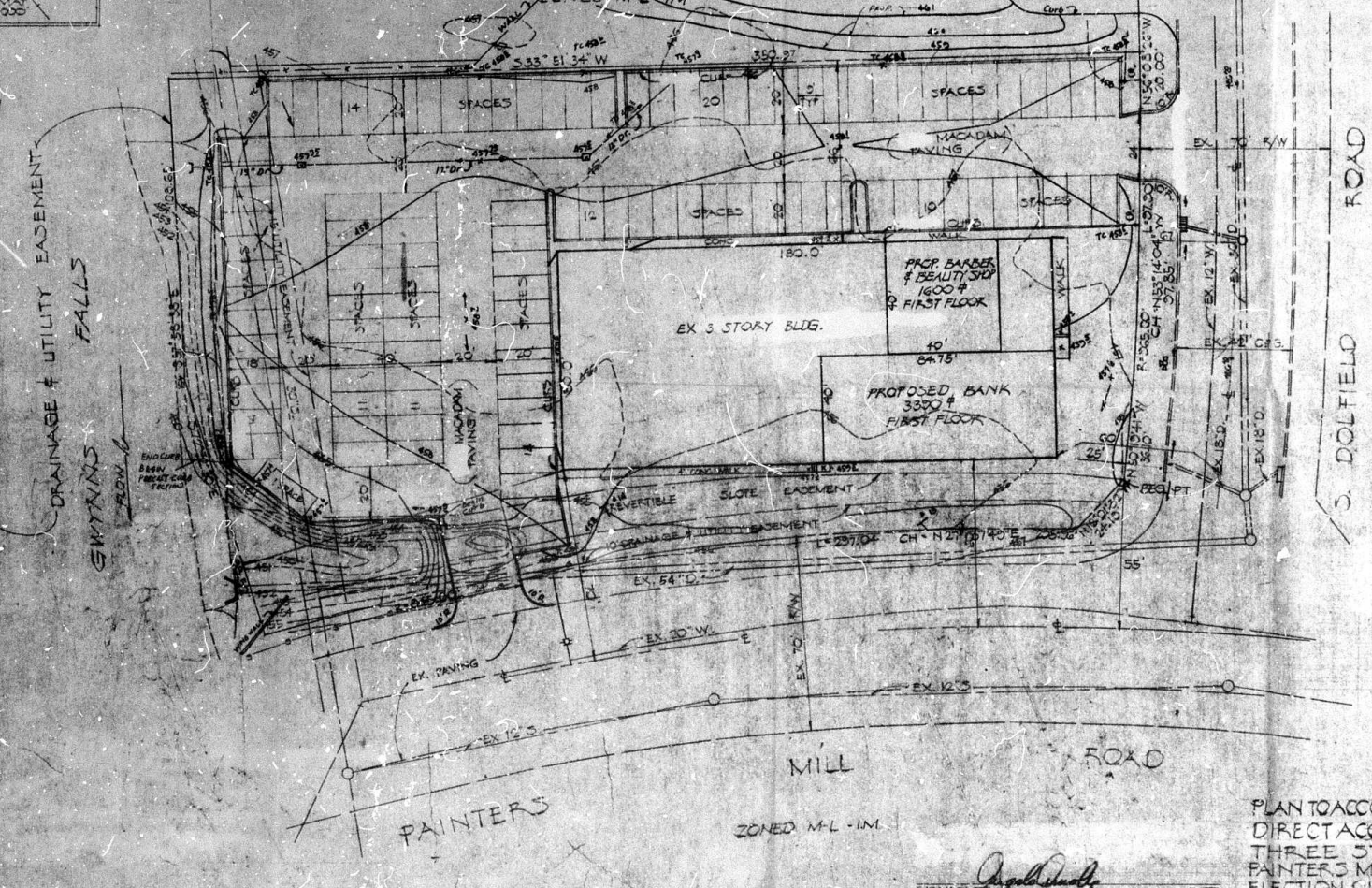

Charles E. Burman

Charles E. Burman
Plans Review Chief
CEB:rrj



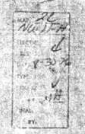
GENERAL NOTES

- EX. ZONING: M.L.-I.M.
- OFF-STREET PARKING
NO. OF SPACES REQUIRED:
1ST FLOOR: BANK 3300 #
BARBER SHOP 1000 #
OFFICES 940 #
TOTAL: 4,400 # / 300 = 14.6
2ND FLOOR: OFFICES 14,400 # / 500 = 28.8
3RD FLOOR: OFFICES 14,400 # / 500 = 28.8
TOTAL REQ. 100 TOTAL PROV. 100
- EX. USE: OFFICES
- PROJ. USE: OFFICES, BANK, 1 BARBER SHOP
- NO MEDICAL OFFICES ABOVE 1ST FLOOR.



ZONED M.L.-I.M.
RESTAURANT &
MEDICAL OFFICES

NOTE
BASED ON A STUDY OF THE SWINNS FALLS WATERSHED BY BAKER-WILDERLIE ENGINEERS, THE 100' FLOOD LEVEL IN THE AREA OF THE SITE IS AT ELEV. 456.00.



HUDKINS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOFFA ROAD
TOWSON, MARYLAND 21204
301-823-3060

Richard E. Hudkins
SIGNATURE DATE 12/7/74

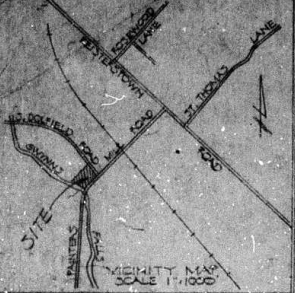
DEVELOPER:
VENUS LIMITED PARTNERSHIP
110 PAINTERS MILL RD.
BALTO., MD. 21117

Angela Smith
SIGNATURE DATE

BENCH MARK: X3016
BALDY DRIVE IN MARIETTA
DOLFIELD & PAINTERS MILL RD
ELEV. 457.25

PLAN TO ACCOMPANY VARIANCE TO PERMIT
DIRECT ACCESS TO AN ARTERIAL STREET
THREE STORY OFFICE BUILDING
PAINTERS MILL ROAD & S. DOLFIELD ROAD
ELECTION DISTRICT 4
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 20'
AUG. 16, 1976

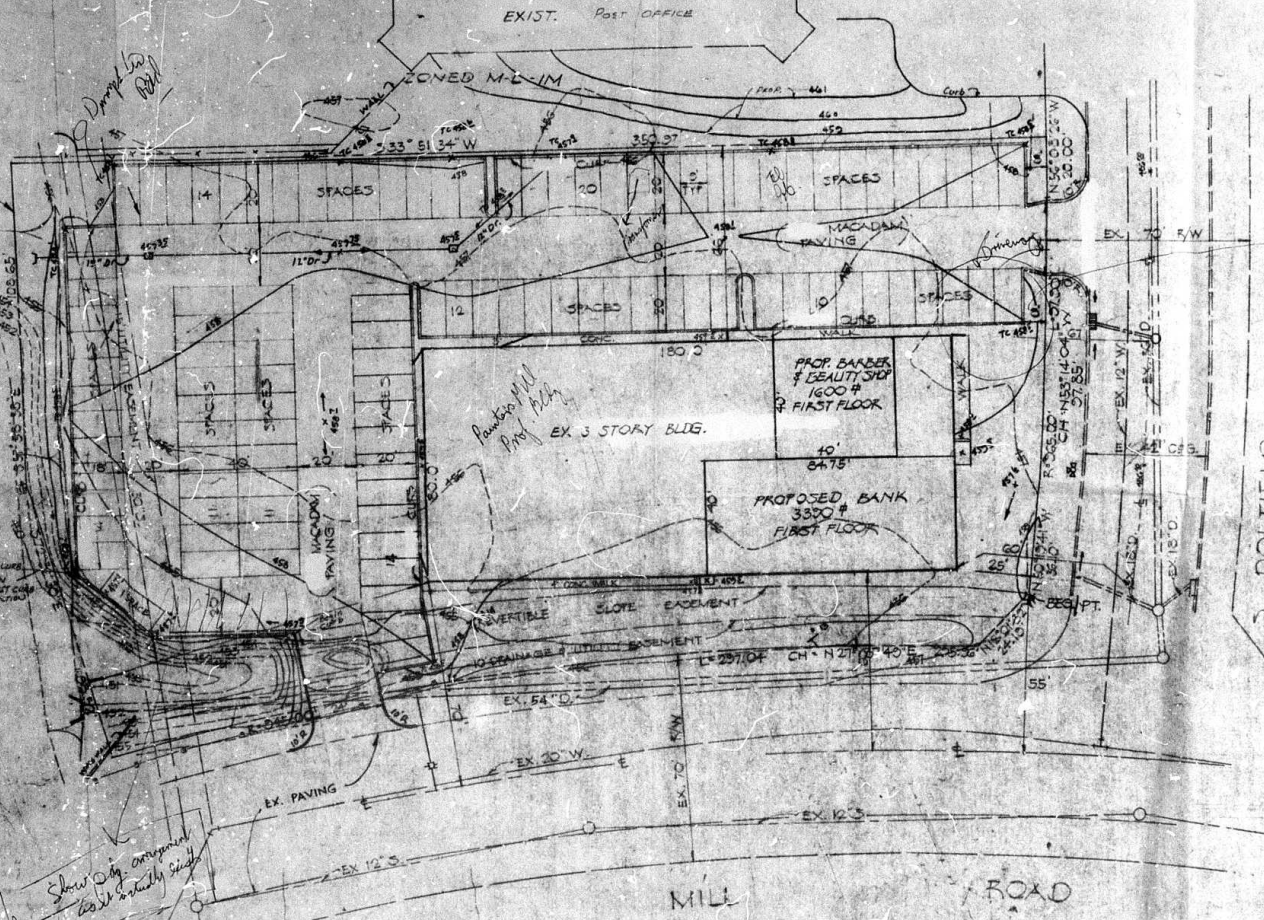




GENERAL NOTES

- EX. ZONING: M.L.-1.M.
- OFF-STREET PARKING
NO. OF SPACES REQUIRED:
1ST FLOOR: BANK 3300 #
BANKER SHOP 1600 #
OFFICES 2410 #
TOTAL: 4,400 # / 300' x 16'
2ND FLOOR: OFFICES 14,400 # / 500' x 28'
3RD FLOOR: OFFICES 14,400 # / 500' x 28'
TOTAL REQ.: 100' TOTAL PROJ. 100'
- EX. USE: OFFICES
- PROJ. USE: OFFICES, BANK, 1 BANKER SHOP, 4 NO. MEDICAL OFFICES ABOVE 1ST FLOOR.

DRAINAGE & UTILITY EASEMENT
SWYNS FALLS



ZONED M.L.-1.M.
RESTAURANT & MEDICAL OFFICES

NOTE
BASED ON A STUDY OF THE SWYNS FALLS WATERSHED BY BAKER-WILDER-LEY ENGINEERS, THE 100 YEAR FLOOD LEVEL IN THE AREA OF THIS SITE IS AT ELEV. 456.00.

PLAN TO ACCOMPANY VARIANCE TO PERMIT DIRECT ACCESS TO AN ARTERIAL STREET
THREE STORY OFFICE BUILDING
PAINTERS MILL ROAD & S. DOLFIELD ROAD
ELECTION DISTRICT 4
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 20'
AUG. 16, 1976

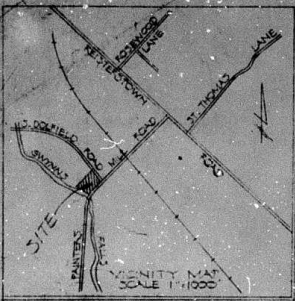
HUDKINS ASSOCIATES, INC.
101 SHELL BUILDING
300 E. JOFFA ROAD
TOWSON, MARYLAND 21284
301-828-0080

Walter E. ...
SIGNATURE DATE

DEVELOPER:
VENUS LIMITED PARTNERSHIP
110 PAINTERS MILL RD.
BALTO., MD. 21117

Argal ...
SIGNATURE DATE
BENCH MARK X 5026
CALY SPIRE IN M&E INT.
DOLFIELD & PAINTERS MILL RD
ELEV. 457.25





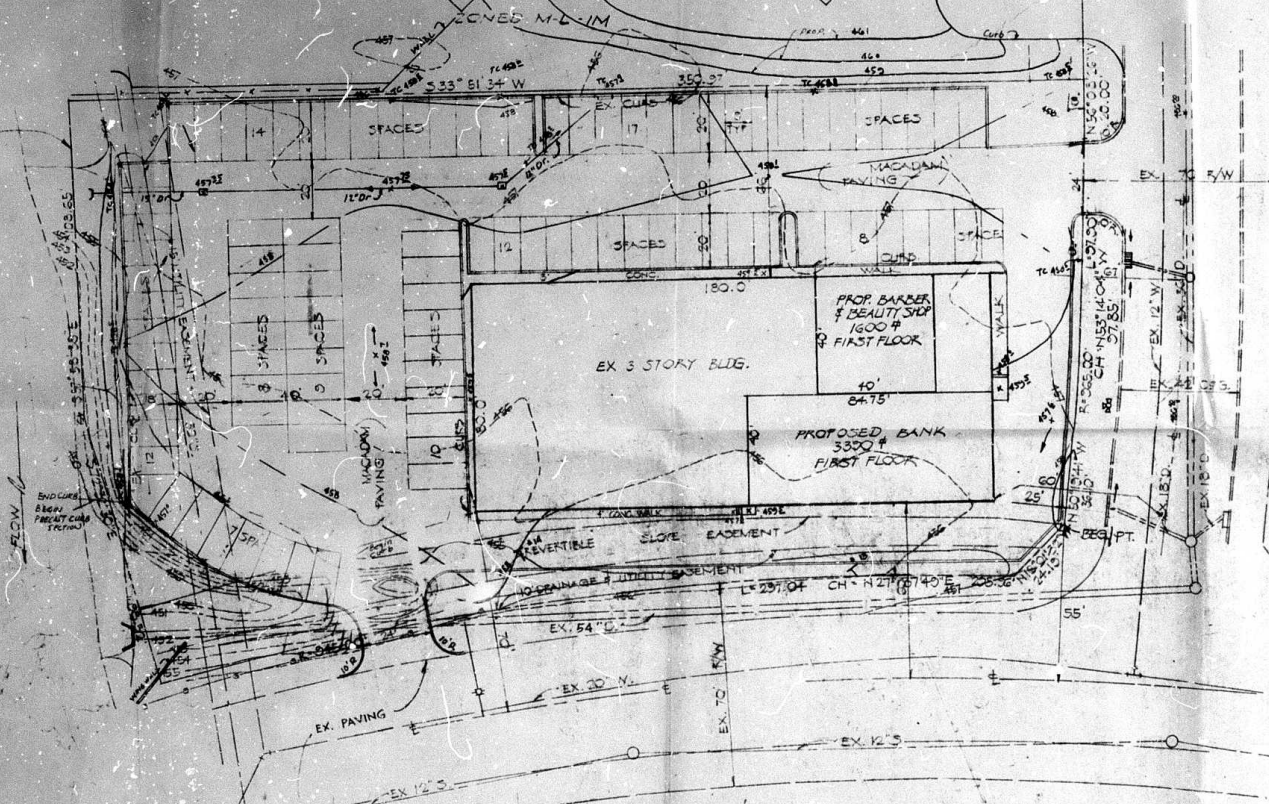
GENERAL NOTES

1. EX. ZONING: M.L.-1M
2. OFF-STREET PARKING
NO. OF SPACES PER JURISD.
1ST FLOOR: BANK 3300 #
BANKER SHOP 1600 #
OFFICES 240 #
TOTAL = 4400 # x 300' = 1320000
- 2ND FLOOR: OFFICES 14400 # x 200' = 2880000
- 3RD FLOOR: OFFICES 14400 # x 200' = 2880000
4. TOTAL FLOOR: 100'
5. EX. USE: OFFICES
6. PROPOSED USE: OFFICES, BANK, BANKER SHOP
7. NO MEDICAL OFFICES ABOVE 1ST FLOOR.

DRAINAGE & UTILITY EASEMENT

FALLS

SWYNN'S



ROAD

ZONED M.L.-1M
RESTAURANT & MEDICAL OFFICES

S. DOLFIELD ROAD

NOTE
BASED ON A STUDY OF THE SWYNN'S FALLS WATERSHED BY BAKER, WIDEPLE & ENGINEERS, THE 100 YR. FLOOD LEVEL IN THE AREA OF THIS SITE IS AT ELEV. 456.00.

MILL ROAD

PAINTERS

ZONED M.L.-1M

HUDKINS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOPPA ROAD
TOWSON, MARYLAND 21284
391-525-0080

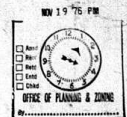
Walter E. Hudkins
SIGNATURE
12/1/76
DATE

DEVELOPER:
VENUS LIMITED PARTNERSHIP
110 PAINTERS MILL RD.
BALTO, MD 21217

Angela Shultz
SIGNATURE
DATE

BENCH MARK X 0016
BALDY CRK. IN MAC. INT.
DOLFIELD & PAINTERS MILL RD.
ELEV. 457.25

PARKING VARIANCE & VARIANCE TO PERMIT DIRECT ACCESS TO AN ARTERIAL STREET THREE STORY OFFICE BUILDING PAINTERS MILL ROAD & S. DOLFIELD ROAD ELECTION DISTRICT 4 BALTIMORE COUNTY, MARYLAND SCALE 1" = 20' AUG. 16, 1976



SEPPED PLANS