

77-235-A (Chas. A. W.) b7c 4500-100 **PETITION FOR VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, PAUL M. PARDEW, Sr., 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 220.1 of the Baltimore County Zoning Ordinance, to allow the existing building and skateboard park of 0 feet in line of the required 60 feet and a side and rear setback of 0 feet respectively in line of the required 30 feet from the proposed skateboard park to the of the Zoning Ordinance of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (State briefly or practical difficulty)

1. There is insufficient space for a viable park with runs that would be used by skateboarders without a zero setback from our property lines

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 _____ Legal Owner _____
Address: 205 E. Joppa Rd.
Petitioner's Attorney _____ President's Attorney _____
Towson, Md. 21204

Subscribed By The Zoning Commissioner of Baltimore County, this 12th day of May, 1977, at 1000 6/11/77

PR 12 77 AM

RE: PETITION FOR VARIANCE
Beginning 534.42' N of Joppa Rd., on the
E/S of Orchard Tree Lane, 9th District
PAUL M. PARDEW, Sr., Petitioner
Case No. 77-235-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 date which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Knapp, Jr.
Charles E. Knapp, Jr.,
Deputy People's Counsel
John W. Heeslin, III
John W. Heeslin, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on the 27th day of May, 1977, a copy of the foregoing Order was mailed to Mr. Paul M. Pardew, Sr., 205 East Joppa Road, Towson, Maryland 21204, Petitioner.

John W. Heeslin, III
John W. Heeslin, III



File

William A. Ashe
8811 Green Pastures Drive
Towson, Maryland 21204
June 17, 1977

S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Re: Case No. 77-235-A
Paul M. Pardew
Skateboard Park

Dear Mr. DiNenna:

Once again I wish to let it be known that I object to the granting of variances as petitioned for by Mr. Pardew. I feel that Mr. Pardew's proposed site is in the best interest of only Mr. Pardew and not in the best interest of the neighboring property owners. If the Pardews are successful in obtaining the variances, the profits that they reap will be at the expense of neighboring property owners. We will be forced to tolerate even more trespassing, vandalism and noise than presently exists and furthermore, we will have to pay increased insurance premiums to cover our losses. For these reasons and others, I strongly feel that the variances must not be granted and the proposed site must be returned to its original state.

Sincerely,
William A. Ashe
William A. Ashe

WAA/hah



David W. Dallas, Jr.
CIVIL ENGINEER

Registered Professional Engineer & Land Surveyor

8713 OLD HARFORD ROAD
BALTIMORE, MD 21234

AREA 6001 41
PLANNING 888 1432

ZONING DESCRIPTION

PROPERTY OF

PAUL M. PARDEW AND WIFE

ORCHARD TREE LANE

BEGINNING for the same the two following courses and distances from the point formed by the intersection of the northernmost side of Joppa Road (30 feet wide) with the center of Pleasant Plains Road westerly along the northernmost side of said Joppa Road 190 feet more or less and northerly along the westernmost side of Orchard Tree Lane (30 feet wide) 534.42 feet to the beginning of this description and the beginning of the second line of that tract of land which by deed dated February 15, 1955 and recorded among the Land Records of Baltimore County in Liber No. 2647 and the second, third and part of the fourth lines of said deed the three following courses and distances south 89 degrees 16 minutes east 134.4 feet, north 25 degrees 43 minutes east 876.9 feet and south 72 degrees 30 minutes west 622.96 feet, thence binding on the westernmost side of Orchard Tree Lane south 89 degrees 16 minutes east 457.04 feet, thence binding on a part of the sixth and the first line of said deed the two following courses and distances north 89 degrees 17 minutes east 70.00 feet and south 0 degrees 43 minutes east 130.00 feet to the place of beginning.

CONTAINING 1.75 acres of land more or less.

April 1, 1977



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 1st day of April 1977. Filing Fee \$25. Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Paul Pardew Submitted by Eric DiNenna
Petitioner's Attorney _____ Reviewed by Eric

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 24, 1977
FROM: Norman F. Jensen, Acting Director of Planning
SUBJECT: Petition 77-235-A Petition for Variance for Rear and Side Yards and Distance Between Building
Beginning 534.42 feet north of Joppa Road on the east side of Orchard Tree Lane.
Petitioner - Paul M. Pardew, Sr.

9th District

Hearing: Wednesday, June 1, 1977 1:00 P.M.

Remarks: "There is insufficient space for a viable park with runs that would be used by skateboarders" because the petitioner is trying to put too many runs on the site.

Norman F. Jensen
Norman F. Jensen
Acting Director of Planning

WFO:23612W

June 30, 1977

Mr. Paul M. Pardew, Sr.
205 East Joppa Road
Towson, Maryland 21204

RE: Petition for Variances
Beginning 534.42' N of Joppa Road
on the E/S of Orchard Tree Lane -
9th Election District
Paul M. Pardew, Sr. - Petitioner
NO. 77-235-A (Item No. 219)

Dear Mr. Pardew:

I have this date passed my Order in the above referenced matter. A copy of said Order is attached.

Very truly yours,

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

SED/srl

Attachments

cc: Joseph S. Kaufman, Esquire
34 South Charles Street, 4th Floor
Baltimore, Maryland 21202

Mr. William A. Ashe
8811 Green Pastures Drive
Towson, Maryland 21204

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
UNBALANCED CASH PAYMENT
51782
DATE: May 24, 1977
AMOUNT: \$25.00
PAID TO: S. Eric DiNenna, Zoning Commissioner
FOR: Petition for Variance for Rear and Side Yards and Distance Between Building
70254

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
UNBALANCED CASH PAYMENT
51715
DATE: May 24, 1977
AMOUNT: \$25.00
PAID TO: S. Eric DiNenna, Zoning Commissioner
FOR: Petition for Variance for Rear and Side Yards and Distance Between Building
25004

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

77-235-A

District: 9th Date of Posting: 5-19-77
Posted for: Henry Rob. Jensen, Jr. 2933 E. 1st St.
Petitioner: Dan. M. Pardew
Location of property: 111 W. Chesapeake Ave. N. of Joppa Road on the
W. of Orchard Tree Lane
Location of Sign: 1 sign posted on Joppa Rd. East side of
Property. Sign 534.42' and on sign on District 6.61'
Remarks: J. G. Jensen, Jr.
Posted by: Mark A. Jensen Date of return: 5-19-77

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

the above Variance should be had, and it further appearing that by reason of

a Variance should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 197 that the herein Petition, for a Variance should be and the same is granted, from and after the date of this order

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 failure to show practical difficulty or unreasonable hardship, Variances to permit a distance between the existing building and skate-board park of zero feet in lieu of the required 60 feet, and side and rear yard setbacks of zero feet in lieu of the required 30 feet from the proposed skateboard park to the property line should NOT BE GRANTED.

BY IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of June 1977, that the above Variances be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE

BY

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 24, 1977

COUNTY OFFICE BLDG.
1111 E. Joppa Road
Towson, Maryland 21204
NATHOLIA, B.
Commodari
Acting Chairman

Mr. Paul M. Pardew, Sr.
205 East Joppa Road
Towson, Maryland 21204

RE: Variance Petition
Item No. 219
Petitioner: Paul M. Pardew

Dear Mr. Pardew:

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.

Located on the west side of Orchard Tree Lane approximately 534' north of Joppa Road, this B.R. zoned site is currently improved with the facilities of the Orchard indoor skating rink and outdoor public pool. This property was the subject of a previous zoning hearing, Case #77-147-A, in which Variances to permit distances between proposed buildings were denied.

This particular Variance is necessitated by your proposal to locate skateboard park at the northeasterly corner of this site. Properties immediately abutting this area are improved with a store and dwelling/house to the north and east, respectively.

Mr. Paul M. Pardew, Sr.
Page 2
Item No. 219
May 24, 1977

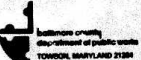
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 10 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NATHOLIA B. COMMODARI
Chairman
Zoning Plans Advisory Committee

cc: David B. Holliday, Sr.

371-1111 Joppa Road
Baltimore, Maryland
21204



THOMSON H. HOLMES, P.E.
DIRECTOR

May 9, 1977

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

Re: Item #219 (1976-1977)
Property Owner: Paul M. Pardew, Sr.
W/S Orchard Tree Lane, 534.42' N. Joppa Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a distance between existing building and skateboard park of 0' in lieu of the required 60' and a rear setback of 0' in lieu of the required 30'.
Acres: 5.75 District: 9th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Summary:

The comments supplied in connection with the Zoning Advisory Committee review of this property for Item #219 (1976-1977) are valid and applicable for this item #219 (1976-1977) and are referred to for your consideration.

Building Permit #675-77 (Project 7085) is being processed by the Developers Design and Approval Section.

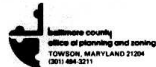
Very truly yours,

David B. Holliday, Sr.
Acting Chief, Bureau of Engineering

DWT:GSH/PMB:AS

cc: S. Holmes
P. Koch

3-1/2" x 5-1/2" Sheet
37 x 38 mm 9 x 10 mm. Sheets
70 Yds. 100 Yds.



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

Dear Mr. DiNenna:

Comments on Item 219, Zoning Advisory Committee Meeting, April 12, 1977, are as follows:

Property Owner: Paul M. Pardew, Sr.
Location: W/S Orchard Tree Lane 534.42' N. Joppa Road
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a distance between existing building and skateboard park of 0' in lieu of the required 60' and a rear setback of 0' in lieu of the required 30'.
Acres: 5.75
District: 9th

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. Wimbley
Planner III
Project and Development Planning



STUPMENT COLLEGE
DR. FOR

May 18, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, MD 21204

Re: Item 219 - B.R. - April 12, 1977
Property Owner: Paul M. Pardew, Sr.
Location: W/S Orchard Tree Lane 534.42' N. Joppa Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a distance between existing building and skateboard park of 0' in lieu of the required 60' and a rear setback of 0' in lieu of the required 30'.
Acres: 5.75
District: 9th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the distance between the existing building and a skateboard park.

Sincerely,

Michael S. Flanagan
Associate Traffic Engineer

MSP:jle



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

April 14, 1977

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

Dear Mr. DiNenna:

Comments on Item #219, Zoning Advisory Committee Meeting, April 12, 1977, are as follows:

Property Owner: Paul M. Pardew, Sr.
Location: W/S Orchard Tree Lane 534.42' N. Joppa Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a distance between existing building and skateboard park of 0' in lieu of the required 60' and a rear setback of 0' in lieu of the required 30'.
Acres: 5.75
District: 9th

Since Metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

K5:mab



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

Attention: Nicholas B. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Paul M. Pardew, Sr.

Location: W/S Orchard Tree La. 534.42' N. Joppa Rd.

Item No.219

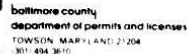
Gentlemen:

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) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
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.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER James D. Hollman
Planning Group
Special Inspection Division

Noted and
Approved: George M. King
Battalion Chief
Fire Prevention Bureau



JOHN D. SEYFFERT
DIRECTOR

April 13, 1977

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

Dear Mr. DiNenna:

Comments on Item # 219 Zoning Advisory Committee Meeting, April 12, 1977
are as follows:

Property Owner: Paul M. Pardee, Sr.
Locations: W/S Orchard Tree Ln. 584.42' N Jopka Road
Existing Zoning: A.R.
Proposed Zoning: Variance to permit a distance between existing building and skateboard park of 0' in lieu of the required 60' and a rear setback of 0' in lieu of the required 30'.
Address: 5.75
District: 9th

The items checked below are applicable:

- ☐ A. Structure shall conform to Baltimore County Building Code (Baltimore, 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ 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,

Mark E. Lumbum

Charles E. Burnham
Plans Review Chief
CEB:rtj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

Tongue and Pen

Date	Area	Vol	Grav
1950			
1951			
1952			
1953			
1954			
1955			
1956			
1957			
1958			
1959			
1960			
1961			
1962			
1963			
1964			
1965			
1966			
1967			
1968			
1969			
1970			
1971			
1972			
1973			
1974			
1975			
1976			
1977			
1978			
1979			
1980			
1981			
1982			
1983			
1984			
1985			
1986			
1987			
1988			
1989			
1990			
1991			
1992			
1993			
1994			
1995			
1996			
1997			
1998			
1999			
2000			
2001			
2002			
2003			
2004			
2005			
2006			
2007			
2008			
2009			
2010			
2011			
2012			
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
2049			
2050			
2051			
2052			
2053			
2054			
2055			
2056			
2057			
2058			
2059			
2060			
2061			
2062			
2063			
2064			
2065			
2066			
2067			
2068			
2069			
2070			
2071			
2072			
2073			
2074			
2075			
2076			

Mr. S. Eric DeSena
Zoning Commissioner
Baltimore County High Building
Towson, Maryland 21204

2. A C Meeting of: April 11, 1977

Item No.	219
Property Owner	Paul M. Pardew, Sr
Location	N/S Orchard Tree Ln, S4 121 S - Ioppa Rd
Present Zoning	R-9
Proposed Zoning	Variance to permit a distance between existing building and skateboard park of 0' in lieu of the required 60' and a rear setback of 0' in lieu of the required 30'.

District: 9th
No. Acres: 5.75

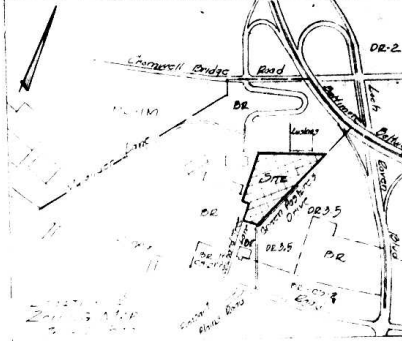
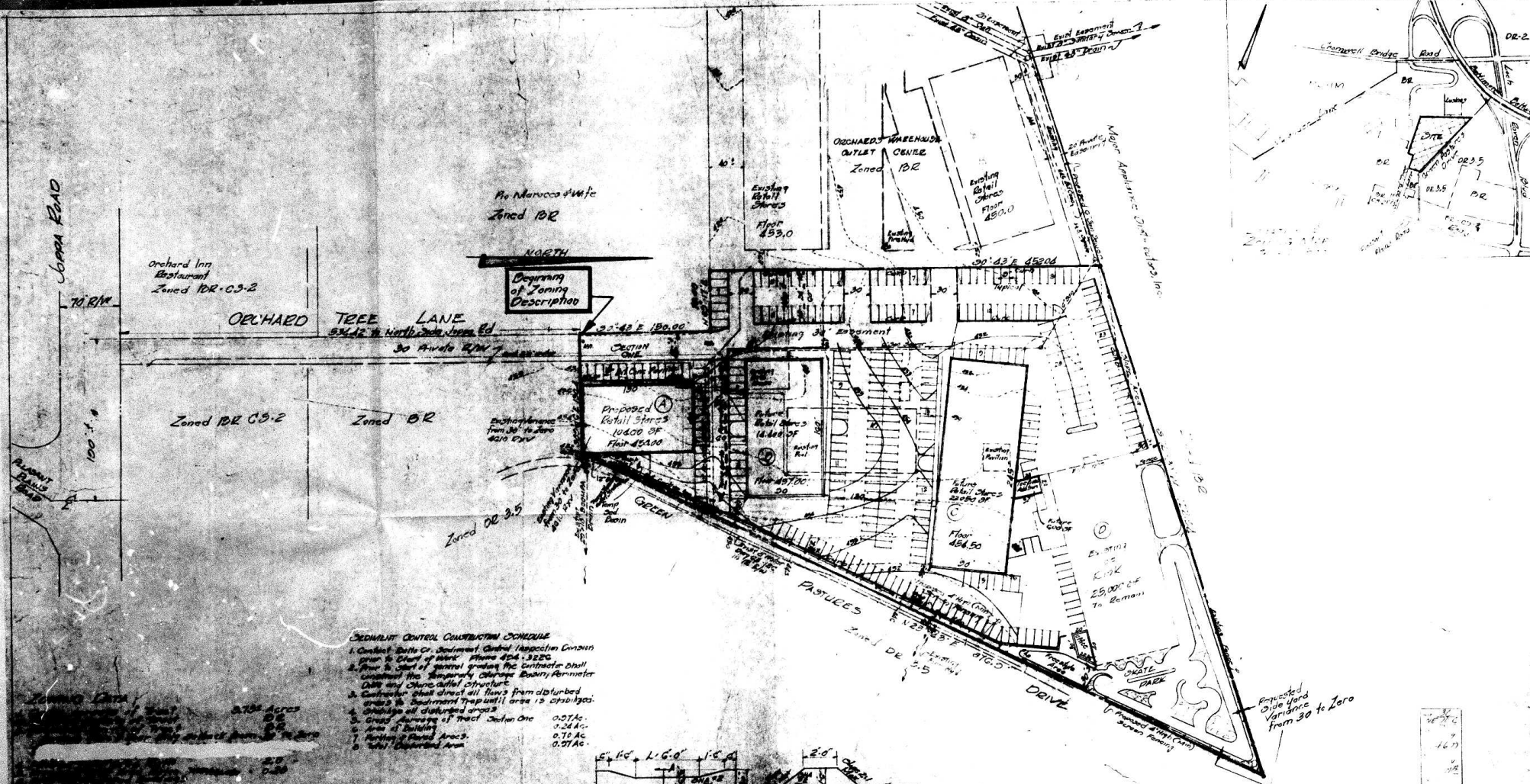
Hear Mr. DiNenna:

No bearing on student population.

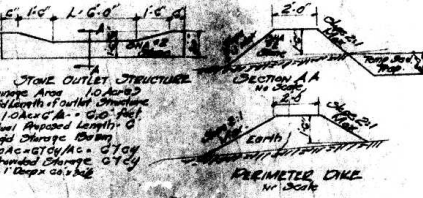
Very truly yours,

W. Nick Petronich,
Local Representative

WSP/B₂O₃



- SEWAGE TREATMENT CONSTRUCTION SCHEDULE**
1. Construct Sewer Collection System (approx. 1000' length) from 10' to 12' depth. Floor 450.00
 2. After 10' of construction the Contractor shall construct the temporary storage basin perimeter dike and stone outlet structure.
 3. Contractor shall direct all flows from disturbed areas to the temporary storage basin 15' depth.
 4. Construct all disturbed areas.
 5. Grass coverage of the entire Section One.
 6. Area of the dike.
 7. Further 2' Paved Areas.
 8. Total Disturbed Area.



SEWAGE TREATMENT CONSTRUCTION SCHEDULE

Item	Quantity	Unit	Price	Total
1. Sewer Collection System (approx. 1000' length)	1000'	Linear Foot	\$1.00	\$1000.00
2. Temporary storage basin perimeter dike and stone outlet structure	1000'	Linear Foot	\$1.00	\$1000.00
3. Contractor shall direct all flows from disturbed areas to the temporary storage basin 15' depth	1000'	Linear Foot	\$1.00	\$1000.00
4. Construct all disturbed areas	1000'	Linear Foot	\$1.00	\$1000.00
5. Grass coverage of the entire Section One	1000'	Linear Foot	\$1.00	\$1000.00
6. Area of the dike	1000'	Linear Foot	\$1.00	\$1000.00
7. Further 2' Paved Areas	1000'	Linear Foot	\$1.00	\$1000.00
8. Total Disturbed Area	1000'	Linear Foot	\$1.00	\$1000.00

CONSTRUCTION SCHEDULE

1. Sewer Collection System (approx. 1000' length) from 10' to 12' depth. Floor 450.00

2. After 10' of construction the Contractor shall construct the temporary storage basin perimeter dike and stone outlet structure.

3. Contractor shall direct all flows from disturbed areas to the temporary storage basin 15' depth.

4. Construct all disturbed areas.

5. Grass coverage of the entire Section One.

6. Area of the dike.

7. Further 2' Paved Areas.

8. Total Disturbed Area.

SKATE PARK ZONING PLAT

PROPERTY OF
PAUL M'L PARDEW & WIFE

3rd Section District
March 1st, 1971

Draftsmen: [Name]
March 21, 1971

Orchard Inn & Tennis Club
3720 Loch Raven Blvd
Baltimore, MD 21204
Phone 421-6206



