

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Carl T. Julio, 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 Sections 255.2 to permit a rear setback of 24.96' in lieu of the required 50' and 243.1 to permit a front setback of 70' in lieu of the required 75' and 243.2 to permit a side setback of 20' in lieu of the required 50'.

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

The shape of the property prohibits development of this property for a building to be built to specifications.

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.

DATE December 25, 1977
BY: Carl T. Julio Legal Owner
Contract purchaser
Address: 10 Parks Avenue
Cockeysville, Md. 21030
CHIAPPARELLI & BRESCHI
Petitioner's Attorney
418 Mercantile-Towson Bldg.
Towson, Maryland 21204
Phone: 296-6820
RECEIVED By The Zoning Commissioner of Baltimore County, this 30th day of August, 1977, at 10:00 o'clock A.M.

of August, 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 2nd day of November, 1977, at 10:00 o'clock A.M.

George J. Matyak
Zoning Commissioner of Baltimore County.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3351
S. ERIC DINENIA
ZONING COMMISSIONER
November 25, 1977
George Breschi, Esquire
418 Mercantile-Towson Building
Towson, Maryland 21204

RE: Petition for Variances
W/S of Greenspring Drive, 1850' N of
Timonium Road - 8th Election District
Padonia Associates - Petitioner
NO. 78-99-A (Item No. 43)

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

Very truly yours,
George J. Matyak
Deputy Zoning Commissioner

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

TELEPHONE 666-0040

PADONIA ASSOCIATES
10 PARKS AVENUE
COCKEYSVILLE, MD. 21030

December 8, 1977

Baltimore County
Department of Permits and Licenses
Towson, Maryland 21204

Re: Fairgrounds Business Center
W. S. Greenspring Drive
North of Timonium Road

Gentlemen:

We have filed with your department an application for a building permit to construct a warehouse shell on the above referenced site. The construction of the warehouse shell in accordance with plans submitted requires a zoning variance approval in connection with the rear set back distance from 183.

The Baltimore County Deputy Zoning Commissioner approved our petition for that zoning variance on November 25, 1977. Because that approval is subject to appeal within 30 days, the approval will not be finalized until December 25, 1977.

This letter is to advise you that, if the building permit applied for is issued by your department at this time, we will not hold Baltimore County responsible for any damages or losses resulting from an appeal and the reversal of the zoning variance approval issued by the Baltimore County Deputy Zoning Commissioner on November 25, 1977.

Very truly yours,

Edward V. Julio
Edward V. Julio

EVJ:ELB

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

Members:

Engineering

Department of

Traffic Engineering

State Roads Commission

Fire Prevention

Health Department

Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

October 18, 1977

Chiapparelli & Breschi
418 Mercantile-Towson Bldg.
Towson, Maryland 21204

RE: Variance Petition
Item Number 43
Petitioner - Padonia Associates

Gentlemen:

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 currently vacant M.L. zoned property is located on the west side of Greenspring Drive approximately 1850 feet north of Timonium Road in the 8th Election District. Vacant property exists to the south, a combination warehouse/retail complex exists to the east across Greenspring Drive and the Baltimore-Harrisburg Expressway abuts the property to the west. It is this latter situation, coupled with the location of the proposed warehouse and office building, that necessitates the requested Variances.

As indicated in previous correspondence with Mr. Breschi, the site plan must be revised to indicate the requested front setback of 70 feet along Greenspring



DESCRIPTION

6.0617 ACRE PARCEL

PART OF E.H.K. JR. 5356-655

NORTHEAST SIDE OF

BALTIMORE HARRISBURG EXPRESSWAY

NEAR LANESIDE ROAD

BALTIMORE COUNTY, MARYLAND

Beginning for the same on the easterly right of way line of the Baltimore-Harrisburg Expressway at the beginning of the twenty-third line of the land described in deed from Ruth Z. Yeager to American Motor Inns, Incorporated dated May 3, 1973, recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 5356, Page 655, running thence binding on the twenty-third, twenty-fourth and twenty-fifth lines of said land three courses: (1) S 89° 54' 42" E 160.32 feet, (2) S 89° 54' 42" E 245.42 feet, and (3) N 22° 02' 50" W 651.32 feet, thence four courses:



-2-

(4) N. 22° 02' 50" W 25.39 feet, (5) northeasterly, by a curve to the left with a radius of 1000.00 feet, the arc distance of 311.25 feet, the chord of said arc being N 30° 37' 50" W 310.00 feet, (6) northeasterly, by a curve to the right with a radius of 1350.00 feet, the arc distance of 80.03 feet, the chord of said arc being N 38° 10' 58" W 80.01 feet, and (7) S 67° 20' 55" W 87.09 feet to a point on said easterly right of way line of the Baltimore-Harrisburg Expressway, thence binding thereon, ten courses: (8) S 15° 11' 40" E 2.62 feet, (9) S 11° 25' 20" E 119.53 feet, (10) S 00° 30' 15" W 90.21 feet, (11) S 11° 11' 50" E 30.74 feet, (12) S 10° 15' 20" E 42.88 feet, (13) S 14° 36' 10" E 120.14 feet, (14) S 08° 50' 00" W 64.09 feet, (15) S 09° 16' 49" E 230.00 feet, (16) S 12° 08' 34" E 100.12 feet, and (17) S 09° 16' 49" E 116.87 feet to the place of beginning.

Containing 6.0617 acres of land

RJC/clw

August 8, 1977

Chiapparelli & Breschi
Page 2
Item Number 43
October 18, 1977

Drive in lieu of the required 75 feet, as well as all comments from the Office of Project and Development Planning. In addition, particular attention should be afforded to the comments of the Bureau of Engineering, concerning the extension of sanitary sewer along the frontage of this site and the Variance forms should be signed by one of you.

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. Connors
NICHOLAS B. CONNORS
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Carroll Engineering, Inc.
1800 N. Charles Street
Baltimore, Maryland 21201

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 rear yard setback of 26.96' instead of 50'; a front yard setback of 70' instead of 75'; and a side yard setback of 20' instead of 50' could be granted.

Deputy Zoning Commissioner of Baltimore County this 21st day of November, 1977, that the herein Petition for the aforementioned Variances should be and the same are GRANTED, from and after the date of this Order, subject to the approval of sediment control and stormwater management plans, and 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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of November, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of GreenSpring Dr. 1850' N of : OF BALTIMORE COUNTY
Timonium Rd., 8th District :
PADONIA ASSOCIATES, Petitioners : Case No. 78-99-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. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel

John W. Heasler, III
John W. Heasler, III
People's Counsel
County Office Building
Towson, Maryland 21204
694-2188

I HEREBY CERTIFY that on this 11th day of October, 1977, a copy of the foregoing Order was mailed to Chiapparelli & Breschi, 418 Mercantile-Towson Building, Towson, Maryland 21204, Attorneys for Petitioners.

John W. Heasler, III



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURNICK, P.E.
DIRECTOR

September 15, 1977

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

Re: Item 843 (1977-1978)
Property Owner: Padonia Associates
W/S GreenSpring Dr. 1850' N. Timonium Rd.
Existing Zoning: M.L.-1.M.
Proposed Zoning: Variance to permit a rear setback of 26.96' in lieu of the required 50' and a front setback of 70' in lieu of the required 75' and a side setback of 20' in lieu of the required 50'.
Acres: 6.0617 District: 8th

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:

Comments were supplied January 25, 1977 by the Bureau of Public Services in connection with the preliminary plan for the "Keeper Property" Project No. 5097, of which, this property is a part. Those comments are referred to for your consideration.

Highways:

Baltimore-Harrisburg Expressway (I-83) is a State Road; therefore, all improvements, interchanges, 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.

GreenSpring Drive, a partially improved County road, is proposed to be further improved as a 48-foot closed section roadway on a 60-foot right-of-way.

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

Sediment Control:

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.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-2211

September 20, 1977

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 843, Zoning Advisory Committee Meeting, August 30, 1977, are as follows:

Property Owner: Padonia Associates
Location: W/S GreenSpring Drive 1850' N. Timonium Road
Existing Zoning: M.L.-1.M.
Proposed Zoning: Variance to permit a rear setback of 26.96' in lieu of the required 50' and a front setback of 70' in lieu of the required 75' and a side setback of 20' in lieu of the required 50'.
Acres: 6.0617
District: 8th

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.

The outline of the property and the acreage does not agree with the final check print of the subdivision submitted for approval.

A landscape plan must be submitted.

All loading areas must be shown.

The subdivision process must be completed before any building permits are issued.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III

Item 843 (1977-1978)
Property Owner: Padonia Associates
Page 2
September 15, 1977

Storm Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

Storm drainage and easements, including the proposed culvert beneath the proposed GreenSpring Drive at the northerly end of this site are also to be required.

Water:

Public 12-inch water main exists in GreenSpring Drive and is to be extended across the frontage of this site. Additional fire hydrant protection will also be required.

Sanitary Sewer:

Extension of the existing public sanitary sewer in GreenSpring Drive to serve the warehouses only is to be required. Private onsite sewage pumping facilities may be required to serve the "office building", or a 2,000' public sanitary sewer extension is required to be constructed to Manhole 46876 in the existing 16-inch public sanitary sewer at Landstreet Road (drawing 875-014, File 1).

This property is tributary to the Jones Falls Sanitary Sewer System, subject to State Health Department requirements.

Very truly yours,

Edmund M. Dwyer, Jr.
Edmund M. Dwyer, Jr.
Chief, Bureau of Engineering

END:EAH:PMH:es

cc: P. Morton
R. Conway (Fairground Ind. Park)
S. Belisari
W. Munchel

S-NE Key Sheet
54 x 35 MM 4 Pos. Sheets
MM 14a Type
60 Tax Map

Maryland Department of Transportation
State Highway Administration

Harry A. Hughes
Randall M. Evans

September 7, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21206

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Aug. 30, 1977
Item: 43
Property Owner: Padonia Associates
Location: W/S GreenSpring Dr. 1850' N. Timonium Rd. E/S Baltimore-Harrisburg Expressway
Existing Zoning: M.L.-1.M.
Proposed Zoning: Variance to permit a rear setback of 26.96' in lieu of the required 50' and a front setback of 70' in lieu of the required 75' and a side setback of 20' in lieu of the required 50'.
Acres: 6.0617
District: 8th

Dear Mr. DiNenna:

With proper grading and storm water management, there should be no adverse effects to the State Highways.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
By John E. Meyers

CLJ:EM:dj

Chiapparelli & Breschi
418 Mercantile-Towson Building
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this 30th day of August 1977.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Padonia Associates

Petitioner's Attorney
Connell Engineering, Inc.
1900 N. Charles Street
Baltimore, Maryland 21201

Reviewed by
Nicholas S. Commodari,
Planning & Zoning
Associate III

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

No. 57320

DATE: Oct. 7, 1977 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: Name: Chiapparelli & Breschi 109 Washington Ave., Towson, Md. 21204
FOR: PETITION FOR VARIANCE FOR PADONIA ASSOCIATES 778-99-A

477601 10

2500ME

VALIDATION OR SIGNATURE OF CARRIER

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

No. 57328

DATE: Nov. 23, 1977 ACCOUNT: 01-662

AMOUNT: \$65.00

RECEIVED: Padonia Associates, 10 Parks Ave., Cockeysville, Md. 21039
FOR: Advertisement and posting of property 778-99-A

30252125

6500ME

VALIDATION OR SIGNATURE OF CARRIER

ORDER RECEIVED FOR FILING
DATE: 11/21/77
TIME: 10:11 AM

October 17, 1977

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

Dear Mr. DiNenna:

Comments on Item #43, Zoning Advisory Committee Meeting, August 30, 1977, are as follows:

Property Owner: Padonia Associates
Location: W/S Greenspring Dr. 1850' N Timonium Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit a rear setback of 26.96' in lieu of the required 50' and a front setback of 70' in lieu of the required 75' and a side setback of 20' in lieu of the required 50'.
Acres: 6.0617
District: 8th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

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

TED/KS/cbe

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 25, 1977

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

Z.A.C. Meeting of: August 30, 1977

RE: Item No: 43
Property Owner: Padonia Associates
Location: W/S Greenspring Dr. 1850' N. Timonium Rd.
Present Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit a rear setback of 26.96' in lieu of the required 50' and a front setback of 70' in lieu of the required 75' and a side setback of 20' in lieu of the required 50'.

District: 8th
No. Acres: 6.0617

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Rick Petrovich
W. Rick Petrovich,
Field Representative

WSP/tp

September 22, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
and Floor, Courthouse
Towson, Maryland 21204

Re: Item 43 - ZAC - August 30, 1977
Property Owner: Padonia Associates
Location: W/S Greenspring Dr. 1850' N. Timonium Road
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit a rear setback of 26.96' in lieu of the required 50' and a front setback of 70' in lieu of the required 75' and a side setback of 20' in lieu of the required 50'.
Acres: 6.0617
District: 8th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variances to the rear, side, and front setbacks.

Very truly yours,

Michael S. Flannigan
Michael S. Flannigan
Traffic Engineer Associate

WSP/cmv

September 28, 1977

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

Dear Mr. DiNenna:

Comments on Item # 43 Zoning Advisory Committee Meeting, August 30, 1977 are as follows:

Property Owner: Padonia Associates
Location: W/S Greenspring Dr. 1850' North Timonium Road
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit a rear setback of 26.96' in lieu of the required 50' and a front setback of 70' in lieu of the required 75' and a side setback of 20' in lieu of the required 50'.
Acres: 6.0617
District: 8th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.B.) 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,

Charles E. Burdhan
Charles E. Burdhan
Plans Review Chief
CDB/vj

Charles E. Burdhan
Plans Review Chief
CDB/vj

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

Attention: Mr. Commodori, Chairman
Zoning Advisory Committee

Re: Property Owner: Padonia Associates

Location: W/S Greenspring Drive, 1850' N Timonium Road

Item No. 43

Zoning Agenda August 30, 1977

Comments:

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) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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.
- (X) 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. 301 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *H. P. V.*
Special Inspection Division

Noted and Approved: *George M. G. G.*
Fire Prevention Bureau

Department of Public Works

of Baltimore County
BUREAU OF UTILITIES
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

November 4, 1977

JAMES P. NOLAN, P.E.
Chief

Mrs. Doris E. Delorion
3016 Milford Mill Road
Baltimore, Md. 21207

Dear Mrs. Delorion:

We wish to acknowledge receipt of your letter pertaining to the sanitary sewer back-up into your basement.

We have forwarded your claim to Mr. William Fox, Office of Central Services, whose responsibility it is to handle Baltimore County Insurance claims.

However, we are investigating the sewerage system in this area to determine if there are any problems and what measures we can take to correct this situation.

If you should desire further information pertaining to your claim, please contact our Office of Central Services at 494-2591.

Sincerely,

James P. Nolan
James P. Nolan, P.E.
Chief, Bureau of Utilities

JPN:mr

CC: Mr. William Fox, Central Services
File

78-99-A

District: 8th Date of Posting: Oct. 14, 1977
 Posted for: PETITION FOR VARIANCE
 Petitioner: PADENA ASSOCIATES
 Location of property: W/S of GREENSPRING DR. 1850' N. of TIMBERLAKE RD.
 Location of Sign: W/S of GREENSPRING DR. 1900' +/- N. of TIMBERLAKE RD.
 Remarks:
 Posted by: F. L. HANCOCK, Notary Date of return: Oct. 21, 1977

TOWSON, MD. October 13 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 wk. one time ~~successive weeks~~ before the 2nd day of November 19 77, the last publication appearing on the 13th day of October 19 77.

THE JEFFERSONIAN.
G. Frank Strickland
Manager

Cost of Advertisement, \$

[illegible]

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 October 13, 1977

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION OF VARIANCE-PADONIA ASSOCIATES
was inserted in the following:

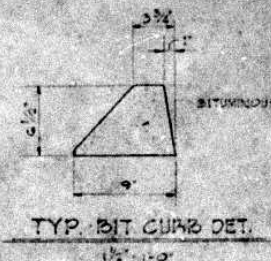
- ☐ Catonsville Times
☐ Dundalk Times
☐ Essex Times
☐ Suburban Times East
☒ Towson Times
☐ Arbutus Times
☐ Community Times
☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 14th day of October 19 77, that is to say, the same was inserted in the issues of October 13, 1977.

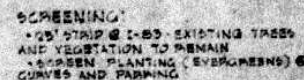
STROMBERG PUBLICATIONS, INC.

BY Esther Burgee





1990.



PARKING DATA

SIZE 9'x20' TYPICAL

OFFICE

FIRST FLOOR

10,000/500 = 20

SECOND FLOOR

21,000/500 = 42

PAC. REQ'D. = 79

SPACE PROVIDED = 87

WAREHOUSE

1 EMPLOYEE

AVG. 1 EMPLOYEE/2000 SQ FT

PAC. REQ'D. = 79,400/2000 = 39

SPACE PROVIDED = 28

TOTAL PAC. REQ'D. = 118

TOTAL PAC. PROVIDED = 115

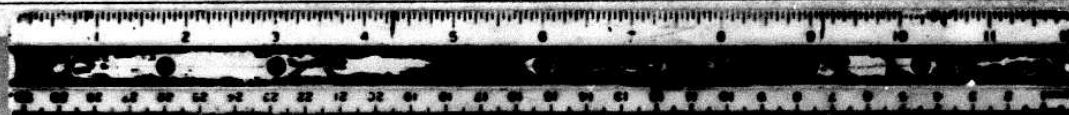
ELECTION DISTRICT NO. 8
SCALE: 1" = 100'

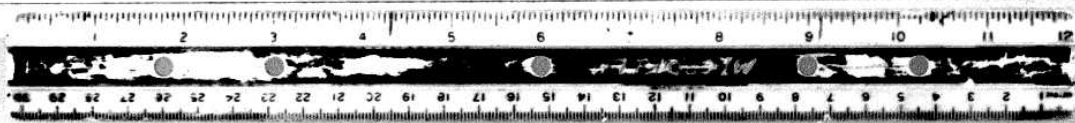
EXIST. ZONING ML-IM

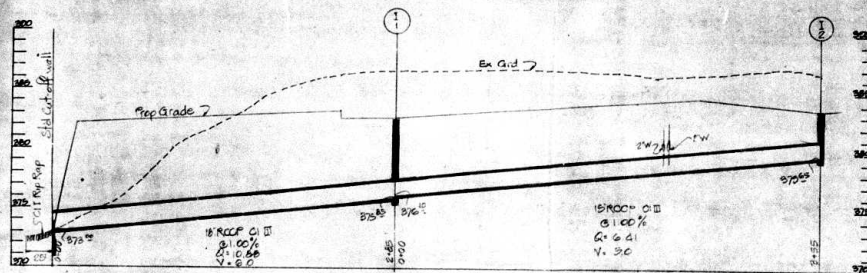
AUGUSTINE J. MULLINS
 3754 - 2735-499
 3-74 150
 1146117 - 27

NO DETAIL USE IS PROPOSED AT THIS TIME. HOWEVER, IN FUTURE IF SUCH USE IS REQUIRED THE AREA SO USED SHALL NOT EXCEED 15% OF THE TOTAL FLOOR AREA OF THE WAREHOUSE, AND SUCH USE SHALL NOT BE WITHIN 100 FEET OF RIGHT-OF-WAY OF INTERSTATE HIGHWAY I-85.

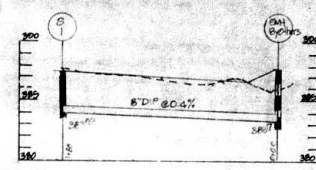
EXIST ZONING ML-1M
EDWARD ST. JOHN & LEROY MERRITT
OTG 8013-40'
ACCT NO. 2260
(WAREHOUSE WITH SUPPLEMENTED DETAIL)



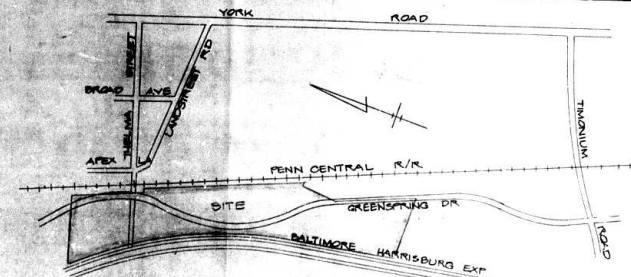




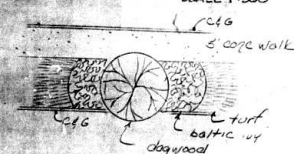
NO.	TYPE	INLET	OUTLET	TOP OF BL.
1	15' R.O.P.	0.11	8.100%	2.1.0.0
2	15' R.O.P.	0.11	8.100%	2.1.0.0



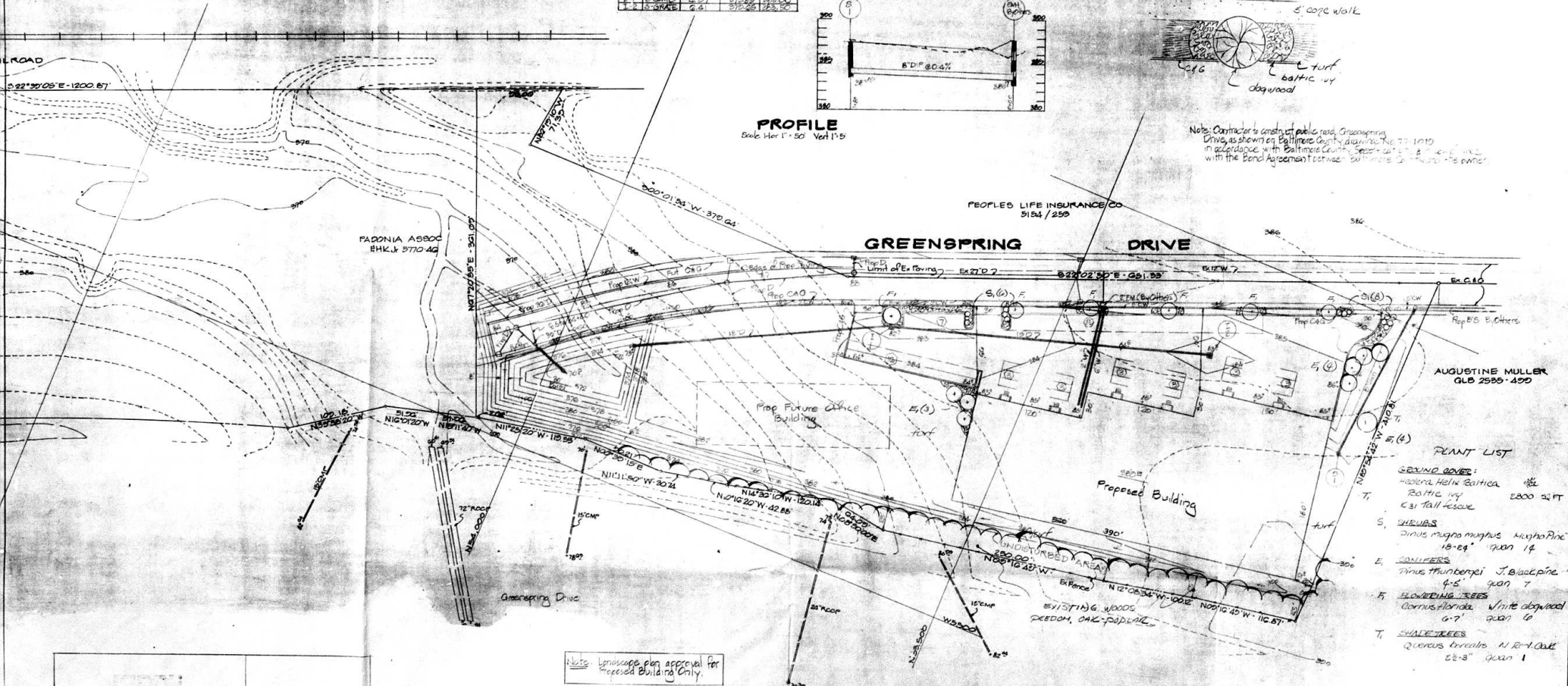
PROFILE
Scale Hor 1" = 50' Vert 1" = 5'



LOCATION PLAN
SCALE 1" = 500'



Note: Contractor to construct public road, Greenspring Drive, as shown on Baltimore County design No. 77-1010 in accordance with Baltimore County, "Open Space" Ord. No. 10-10-10, with the Bond Agreement between Baltimore County and the owner.



GREENSPRING DRIVE

AUGUSTINE MULLER
G.L.B. 2555-450

PLANT LIST

- GROUND COVER:**
 - Asiatic Hebe, Baltimore 2500 sq ft
 - Bottle Ivy
 - Crabapple
- SHRUBS:**
 - Pinus nigra, 15-20' 1000
 - Pinus strobus, 15-20' 1000
- CONIFERS:**
 - Pinus thunbergii, 15-20' 1000
 - Pinus strobus, 15-20' 1000
- FLOWERING TREES:**
 - Quercus floridana, 15-20' 1000
 - Quercus floridana, 15-20' 1000
- SHADE TREES:**
 - Quercus floridana, 15-20' 1000
 - Quercus floridana, 15-20' 1000

LANDSCAPE PLAN
FAIRGROUND BUSINESS CENTER
315 ELECTION ST
BALTIMORE CO MARYLAND
DECEMBER 8, 1977

Note: Landscape plan approval for proposed building only.

