

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO File Date January 20, 1984
FROM Arlene January - Legal Secretary II
SUBJECT Mary Rosalie Smith
Case No. R-79-18-A
(R-79-264-A)

Due to the fact that we have surpassed the statute of limitations on collecting the outstanding funds of \$234.63, the Office of Law has informed us that there is nothing further than we can do on this file.

Arlene January
Legal Secretary II

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO File Date January 20, 1984
FROM Arlene January - Legal Secretary II
SUBJECT Hillman Properties of Md., Inc.
Case No. R-79-200 (R-79-11)

Due to the fact that we have surpassed the statute of limitations on collecting the outstanding funds of \$245.35, the Office of Law has informed us that there is nothing further that we can do on this file.

Arlene January
Legal Secretary II

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO File Date January 20, 1984
FROM Arlene January - Legal Secretary II
SUBJECT Galway, Inc. - Case No. R-79-201
(R-79-12)

Due to the fact that we have surpassed the statute of limitations on collecting the outstanding funds of \$253.22, the Office of Law has informed us that there is nothing further that we can do on this file.

Arlene January
Legal Secretary II

☐ A.
☐ B.
☐ C.
☐ D.
☐ E.

1 2 3 4 5 6 7 8 9 10 11 12
 11:10

ZONING DEPARTMENT
 123456789101112

RE: PETITION FOR RECLASSIFICATION : BEFORE
from M.L.-I.M. to B.M.
NE/S of Deereco Road 835'
SE of Padonia Road
8th District : COUNTY BOARD OF APPEALS
OF
Hillman Properties of Maryland, Inc. : BALTIMORE COUNTY
Petitioner : No. R-79-11

OPINION

WHEREAS, the Board of Appeals is in receipt of a Petition to Reinstatement of the Zoning Application in the above entitled petition.

WHEREAS, the Board has reviewed its Rules of Practice and Procedure.

WHEREAS, it is the judgment of the Board that these Rules do not empower the Board to grant the herein referred to Petition to Reinstatement Zoning Application.

THEREFORE, said petition will be denied and an Order to this effect follows hereafter.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 2nd day of August, 1979, by the County Board of Appeals, ORDERED that the herein Petition to Reinstatement Zoning Application be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Acting Chairman

LeRoy B. Spurrer
LeRoy B. Spurrer

John A. Miller
John A. Miller

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
NE/S Deereco Rd. 835'
SE Padonia Rd., 8th District : OF BALTIMORE COUNTY
HILLMAN PROPERTIES OF MD., INC. : Case No. R-79-11 (Item 10)
Petitioner

ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 12th day of June, 1979, a copy of the foregoing

Order was mailed to John B. Howard, Esquire, 210 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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

RECEIVED
BALTIMORE COUNTY
JUN 13 10 01 AM '79
COUNTY BOARD
OF APPEALS
BY:

RE: PETITION FOR RECLASSIFICATION : BEFORE
from M.L. - I.M. to B.M.
NE/S of Deereco Road 835'
SE of Padonia Road
8th District : COUNTY BOARD OF APPEALS
OF
Hillman Properties of Maryland, Inc. : BALTIMORE COUNTY
Petitioner : No. R-79-11

ORDER OF DISMISSAL

Petition of Hillman Properties of Maryland, Inc. for reclassification from M.L. - I.M. to a B.M. zone on property located on the northeast side of Deereco Road 835 feet southeast of Padonia Road, in the Eighth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of petition filed July 3, 1979 (a copy of which letter 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 withdrawn as of July 3, 1979.

IT IS HEREBY ORDERED this 5th day of July, 1979, that said petition be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman
Walter A. Reiter, Jr., Chairman

LeRoy B. Spurrer
LeRoy B. Spurrer

Patricia Miller
Patricia Miller

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
P.O. BOX 5617
TOWSON, MARYLAND 21204

June 28, 1979

Mr. Walter A. Reiter, Jr., Chairman
Baltimore County Board of Appeals
Room #219 - Court House
Towson, Maryland 21204

RE: Petition for Reclassification,
N/E of Deereco Road, 835' S/E of
Padonia Road, Hillman Properties of
Maryland, Inc.
Case #R-79-11

Dear Mr. Reiter:

My client, Hillman Properties of Maryland, Inc., desires to withdraw the above referenced Petition for Reclassification which was just scheduled for hearing on July 24, 1979.

Kindly advise should your respective offices need anything further to validate the withdraw.

Very truly yours,
John B. Howard
John B. Howard

JBH/kh
#9139

c.c.: William E. Hammond, Zoning Commissioner
Mr. Walter C. Pinkard

RECEIVED
BALTIMORE COUNTY
JUL 3 10 50 AM '79
COUNTY BOARD
OF APPEALS
BY:

IN THE MATTER OF THE PETITION
OF HILLMAN PROPERTIES OF MARYLAND,
INC., LEGAL OWNER, FOR RECLASSIFI-
CATION FROM AN ML-IM ZONE TO A
BM ZONE OF PROPERTY CONSISTING OF
7.188 ACRES LOCATED ON THE EAST
SIDE OF DEERCO ROAD, IN TIMONIUM,
EIGHTH ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND

MEMORANDUM IN SUPPORT OF PETITION FOR RECLASSIFICATION

Hillman Properties of Maryland, Inc. owns, in fee simple, 10.188 acres on the east side of Deereco Road and 3.629 acres on the west side of Deereco Road, located in Timonium, Maryland, as more particularly designated in the accompanying documents, all of which is presently zoned ML-IM.

The Chesapeake Cadillac Company is presently negotiating with Hillman Properties of Maryland, Inc. to acquire 7.188 acres of their property on the east side of Deereco Road, subject to zoning reclassification, for the purpose of relocating its sales agency from Charles and 29th Streets in Baltimore City.

The predecessor to the Chesapeake Cadillac Company was established in Baltimore in 1912 and, following certain relocations, has operated from its present location at Charles and 29th Streets since 1930. Approximately two years ago the Cadillac Motor Car Division of General Motors Corporation indicated a desire that Chesapeake Cadillac move to a larger and modern facility where it might be centrally located to best accommodate the needs of its business patrons. It was suggested that a site be selected within the commercial corridor north of Towson, and it was further required that such site must consist of no less than five-six acres to meet the criteria of the Cadillac Motor Car Division.

Representatives of Chesapeake Cadillac immediately initiated efforts to locate a site that would meet the aforementioned criteria but, at that particular time, they were confronted with the fact that the Baltimore County Planning Board and Baltimore County Council were studying all zoning classifications throughout the County as part of the process leading to adoption of the 1976 Comprehensive Land Use Map. The uncertainties attendant to any zoning classifications at that time precluded serious negotiations with property owners. Upon adoption of the maps Chesapeake Cadillac intensified its efforts only to learn that no provision had been made by the County Council for commercial zoning of any available properties with sufficient acreage between Towson and Cockeysville to accommodate Chesapeake's requirements. Numerous inquiries all resulted in the same conclusion: There was an overabundance of residentially zoned land, unsuitable for residential purposes (by reason of its proximity to commercial and industrial uses then in existence) and an overabundance of undeveloped industrial land.

It was further discovered that many properties that had been zoned for commercial use in the corridor had been denuded of that classification by the Map and a large concentration of commercially zoned acreage created at the property known as "Bonnie Blink", north of Cockeysville on Shawan Road which property was under a single ownership. Although not centrally located inquiries were nonetheless made with respect to the availability of a portion of that property which proved to be of no avail.

Chesapeake then had no alternative but to study properties that might be adaptable for its intended use irrespective of the zoning classification imposed by the 1976 Map; and the subject property proved to be, in the judgment of

Chesapeake, a prime example of property ideally suited for a quality automobile sales agency which had been erroneously zoned.

It is respectfully submitted that the County Council committed error in failing to establish a commercial district at any point between Towson and Cockeysville and, specifically, in the Timonium community which is located at the approximate mid-point of the corridor between those two locations. The failure to provide other than strip, commercial zoning along the York Road and reaffirmance of aging shopping center zoned properties constituted, it is submitted, not only poor land use planning but blatant error. The inability of Baltimore County to provide a suitable location by zoning dictate for a quality citizen inhibits growth and is quite short-sighted.

Although the subject property is immediately surrounded by ML zoned land, the tract of land immediately opposite the subject property on the west side of Deereco Road, owned by Levitz Furniture Corporation, is being used for retail purposes, having been "grandfathered" at the time of the adoption of Bill 100 in 1970. Additionally, the property is only several hundred feet from a tract of land on the north side of Padonia Road west of the intersection with York Road, zoned B1 and presently being developed with an office building on the east side of Broad Avenue and an office building and various retail buildings on the west side of Broad Avenue. Moreover, the type and character of the proposed commercial use is such that it would be completely compatible with the industrial uses presently being made of other adjacent properties, particularly but not limited to traffic generation.

For the reasons above cited, it is respectfully requested that the subject property be reclassified from ML-IM to BM. The property owner is willing to enter into such easements and restrictions subject to grant of the zoning to provide all necessary insurances that the property would be developed as proposed.

Respectfully submitted,
John B. Howard
John B. Howard
Cook, Howard, Downes & Tracy
210 Allegheny Avenue
Towson, Maryland 21204
823-4111

March 12, 1979

John B. Howard, Esquire
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: Reclassification Petition
Item No. 10
Hillman Properties of Maryland, Inc.

Dear Mr. Howard:

I have received your letter of March 5, 1979, in which you indicate that the Chesapeake Cadillac Company is no longer involved in negotiations for the subject property and that "the reason for reclassification set forth in the memorandum, would pertain equally to any commercial use".

In accordance with our subsequent telephone conversation, the submitted site plan and comments from the Zoning Plans Advisory Committee were based on a proposed car dealership, and any use other than this would require revised comments and site plans.

With the above in mind and the uncertainty surrounding Bill No. 122-78, I will incorporate your letter as part of this file.

If you have any questions regarding the above, please do not hesitate to contact me.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/af

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 14th day of December, 1978

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Hillman Properties of Maryland, Inc.
Petitioner's Attorney: John B. Howard

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

December 18, 1978

cc: Nicholas B. Commodari
Chairman

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 10
Petitioner - Hillman Properties
of Maryland, Inc.
Reclassification Petition

Dear Mr. Howard:

Please be advised that the acceptance certificate for the above petition, dated January 30, 1979, was incorrect. Enclosed is verification that the correct date of acceptance was December 14, 1978. This should replace the previous certificate.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/af

enclosure

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 30th day of January, 1979

S. Eric DiNenna

S. ERIC DINENNA
Zoning Commissioner

Petitioner: Hillman Properties of Maryland, Inc.
Petitioner's Attorney: John B. Howard

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

October 31, 1978

cc: Nicholas B. Commodari
Chairman

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 10
Petitioner - Hillman Properties
of Maryland, Inc.
Reclassification Petition

Dear Mr. Howard:

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 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 suitability of the requested zoning.

The subject property, consisting of 7.188 acres, zoned M.L. - I.M., is located on the east side of Deereco Road, approximately 835 feet south of Padonia Road in the 8th Election District. Surrounding properties to the north and west are similarly zoned and are improved with warehouse/offices and the Levitz Furniture Corporation, respectively. The site is abutted by the Northern Central Railroad to the east and vacant industrial land to the south.

After a review of your memorandum in support of your client's request, it appears that this parcel is being subdivided from a larger parcel. In view of this, all adjacent land ownerships should be denoted on revised plans, and if your clients do, in fact, own adjacent land, they should contact Mr. John Wimbley, at 494-3335, in order to ascertain any of his comments regarding the subdivision regulations.

Hillman Properties of Maryland, Inc.
Page 2
October 31, 1978

The submitted site plans must be revised to clearly indicate the location of the customer and display parking areas, the loading and unloading areas for new cars and the proposed grades for the two entrances to be located on Deereco Road. Because the existing topography is very steep, this Committee is quite concerned with the construction of the proposed entrances. In addition to the proposed grades, a profile of the proposed driveway should be provided on the revised plans.

This petition for Reclassification will be accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to December 1, 1978 in order to allow time for final Committee review and advertising. All changes must be accompanied by a cover letter indicating these corrections. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1979 and April 15, 1979, will be forwarded to you well in advance.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/af

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

cc: Robert Morton
S-NE Key Sheet
57 NW 5 Pos. Sheet
N/W 15 B Topo
51 Tax Map

THORNTON M. MOURING, P.E.
DIRECTOR

October 30, 1978

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

Re: Item #10 Cycle IV (Oct. 1978-April 1979)
Property Owner: Hillman Properties of Maryland, Inc.
N/ES Deereco Rd. 835' S/S Padonia Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.M.
Acres: 7.188 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:

This property is a portion of Lot 2 Plat of Padonia Park (S.H.K., Jr. 36, Folio 70). Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Baltimore County highway and utility improvements exist and/or are secured by Public Works Agreement #87209, executed in conjunction with the development of Padonia Park.

The construction and/or reconstruction of concrete sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

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

Development of this property through strippling, 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 strippling of top soil.

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.

Very truly yours,

Edmund N. Divler
EDMUND N. DIVLER, P.E.
Chief, Bureau of Engineering

END:EAM:PMR:SS

October 31, 1978

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 #10, Zoning Cycle IV, October, 1978, are as follows:

Property Owner: Hillman Properties of Maryland, Inc.
Location: NE/S Deereco Road 835' SE Padonia Road
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.M.
Acres: 7.188
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.

This site is part of Lot #2 Plat of Padonia Park, therefore the Subdivision Regulations must be complied with if the petition is granted.

The site plan must show the following:

Vehicle waiting spaces for service write-up area.
Curbing
Landscaping
Customer parking areas
Display areas
Unloading areas
Proposed topography.

Very truly yours,

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari, Zoning Advisory Committee
FROM: Rosellen J. Plant, Industrial Development Commission
SUBJECT: Item No. 10 - Property Owner: Hillman Properties of Maryland, Inc.
Location: NE/S Deereco Rd. 835' SE Padonia Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.M.

Date: October 19, 1978

The Industrial Development Commission is in agreement with the Baltimore County 1976 Comprehensive Zoning Maps, as adopted by the County Council, except in obvious cases of change of neighborhood or technical errors in the maps.

Rosellen J. Plant
ROSELLEN J. PLANT

RJP:pk

October 18, 1978

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

Dear Mr. DiNenna:

Comments on Item #10, Zoning Advisory Committee Meeting for Cycle IV, are as follows:

Property Owner: Hillman Properties of Maryland, Inc.
Location: NE/S Deereco Rd. 835' SE Padonia Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.M.
Acres: 7.188
District: 8th

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

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Prior to installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation before work begins.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

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

EDD/HRP/2th

cc: W. L. Phillips

October 16, 1978

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

Item No. 10 - ZAC - Meeting for Cycle IV
Property Owner: Hillman Properties of Maryland, Inc.
Location: NE/S Deereco Rd. 835' SE Padonia Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.M.

Acres: 7.188
District: 8th

Dear Mr. DiNenna:

As presently zoned, this site can be expected to generate approximately 700 trips per day; the proposed zoning can be expected to generate approximately 3600 trips per day. This increase in traffic can be expected to compound the existing problems on York Road.

Prior to any development of this site, a grading plan must be submitted.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/hms

October 16, 1978

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Hillman Properties of Maryland, Inc.

Location: NE/S Deereco Rd. 835' SE Padonia Rd.

Item No. 10

Zoning Agenda Cycle IV

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (x) 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. 101 "Life Safety Code", 1970 Edition prior to occupancy. Also, building must comply fully with NFPA 88B. Building must be fully protected with automatic sprinklers.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Hagan* Noted and Approved: *George M. Hagan*
Special Inspection Division Fire Prevention Bureau

October 5, 1978

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

Dear Mr. DiNenna:

Comments on Item #10 Zoning Advisory Committee Meeting, CYCLE IV are as follows:

Property Owner: Hillman Properties of Maryland, Inc.
Location: NE/S Deereco Road 835' SE Padonia Road
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.M.

Acres: 7.188
District: 8th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional miscellaneous permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. 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.
- G. 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.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X J. Comments: Site plan does not comply with the State Handicapped Code.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CER:rrj

January 25, 1979

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

Dear Mr. DiNenna:

REVISED
Comments on Item #10 Zoning Advisory Committee Meeting, CYCLE IV are as follows:

Property Owner: Hillman Properties of Maryland, Inc.
Location: NE/S Deereco Road 835' SE Padonia Road
Existing Zoning: M.L.-I.M.
Proposed Zoning: B.M.

Acres: 7.188
District: 8th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional miscellaneous permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. 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.
- G. 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.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X J. Comments: See attached Handicapped comment.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CER:rrj

January 25, 1979

Hillman Properties
1900 Grant Building
Pittsburgh, Pennsylvania 15219

RE: Permit No. Cycle 4 - Item 10
District: 8th
Address: NE/S Deereco Rd.
835' SE Padonia Road

Dear Sir:

Your revised site plans fail to reflect compliance with the Maryland State Code for the Handicapped and aged. Specifically Section 316.3 and 316.4.

- (x) Parking Spaces
- (x) Parking Signs
- (x) Ramp to Side-walks
- (x) Access to Structure
- (x) Curb Cuts

Please review the above sections for total compliance.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CER:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 24, 1978

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

Z.A.C. Meeting of: Cycle IV

RE: Item No: Hillman Properties of Maryland, Inc.
Property Owner: Hillman Properties of Maryland, Inc.
Location: NE/S Deereco Rd. 875' SE Padonia Rd.
Present Zoning: M.L.-I.M.
Proposed Zoning: B.M.

District: 8th
No. Acres: 7.198

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

MNP/bp

JOSEPH H. MCCORMACK, PRESIDENT
T. HARVEY WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOYDARIS
THOMAS H. SOYER
MRS. LORRAINE F. CHIRCH
ROGER B. HAYDEN
ALVIN FORECI
MRS. NILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT V. DUBEL, SUPERINTENDENT

CERTIFICATE OF PUBLICATION

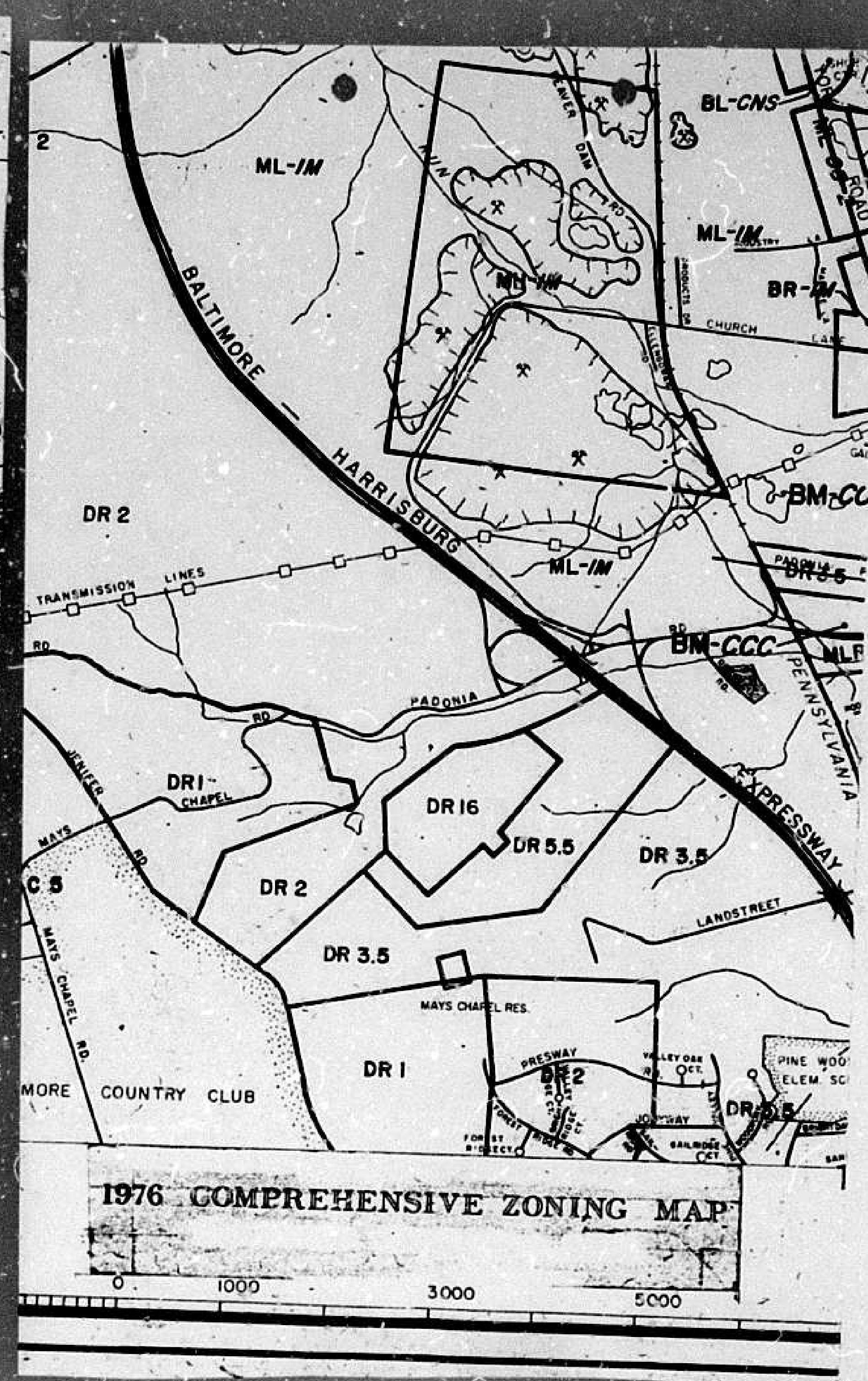
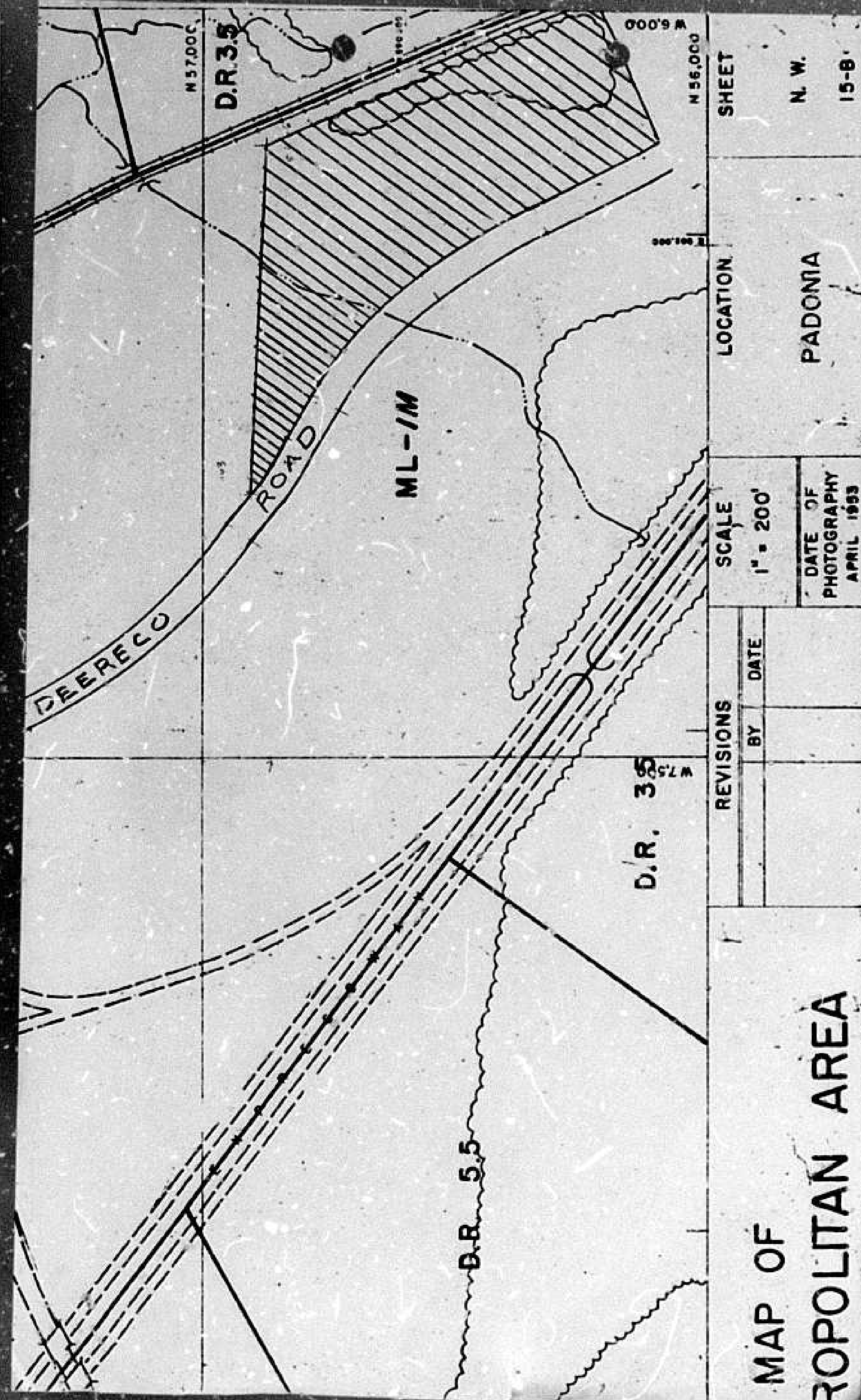
TOWSON, MD. July 5, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one occasion at one time, on or before the 24th day of July, 1979, the last publication appearing on the 5th day of July, 1979.

THE JEFFERSONIAN

L. L. Smith
Manager

Cost of Advertisement, \$



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 24 day of July 1978. Filing Fee \$ 57. Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner *Hillman Properties of Maryland, Inc.* Submitted by *Hillman Properties of Maryland, Inc.*
Petitioner's Attorney *Hillman Properties of Maryland, Inc.* Reviewed by *Hillman Properties of Maryland, Inc.*

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					10-6	1/1				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>EDT</i>										
Previous case: <i>none</i>										
Revised Plans: Change in outline or description ☐ Yes ☒ No										
Map # <i>AW15-B</i>										

PETITION FOR RECLASSIFICATION
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter will hold a public hearing on the following petition for reclassification of land in Baltimore County, Maryland, to be held at the Baltimore County Office Building, Room 218, Courtroom, Towson, Md., on the 24th day of July, 1979, at 10:00 A.M.
The property is located in the Eighth Election District of Baltimore County, Maryland, and is described as follows: Lot 1, Block 1, of the subdivision known as the Hillman Properties of Maryland, Inc., located on the northeast corner of the intersection of Deereco Road and Padonia Road, and is bounded on the north by Deereco Road, on the east by Padonia Road, on the south by the right-of-way of the Baltimore County Department of Public Works, and on the west by the right-of-way of the Baltimore County Department of Public Works. The area is currently zoned M.L.-I.M. and is proposed to be rezoned B.M.
The petition is filed by Hillman Properties of Maryland, Inc., a corporation organized under the laws of the State of Maryland, and is represented by its attorney, Walter A. Reiter, Jr., of the law firm of Reiter, Smith, & Associates, P.A., located at 111 W. Chesapeake Avenue, Towson, Maryland 21204.
The petition is filed for the purpose of obtaining a public hearing on the proposed reclassification of the property from M.L.-I.M. to B.M. zoning.

OFFICE OF THE TIMES
TOWSON, MD. 21204 July 5, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR RECLASSIFICATION - Hillman was inserted in the following:

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

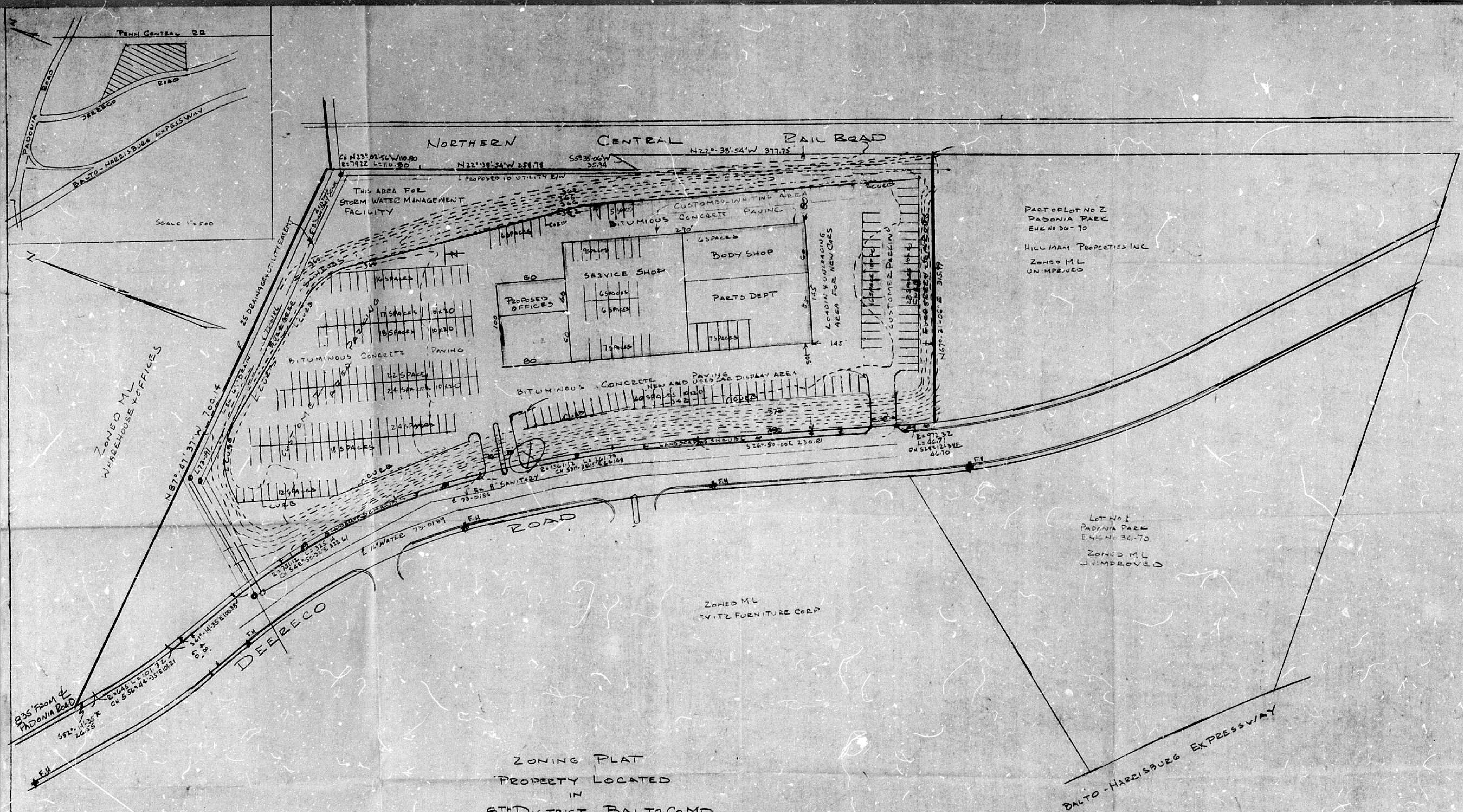
My newspaper published in Baltimore, County, Maryland, once a week for one successive weeks before the 6th day of July, 1979, that is to say, the same was inserted in the issues of July 5, 1979.

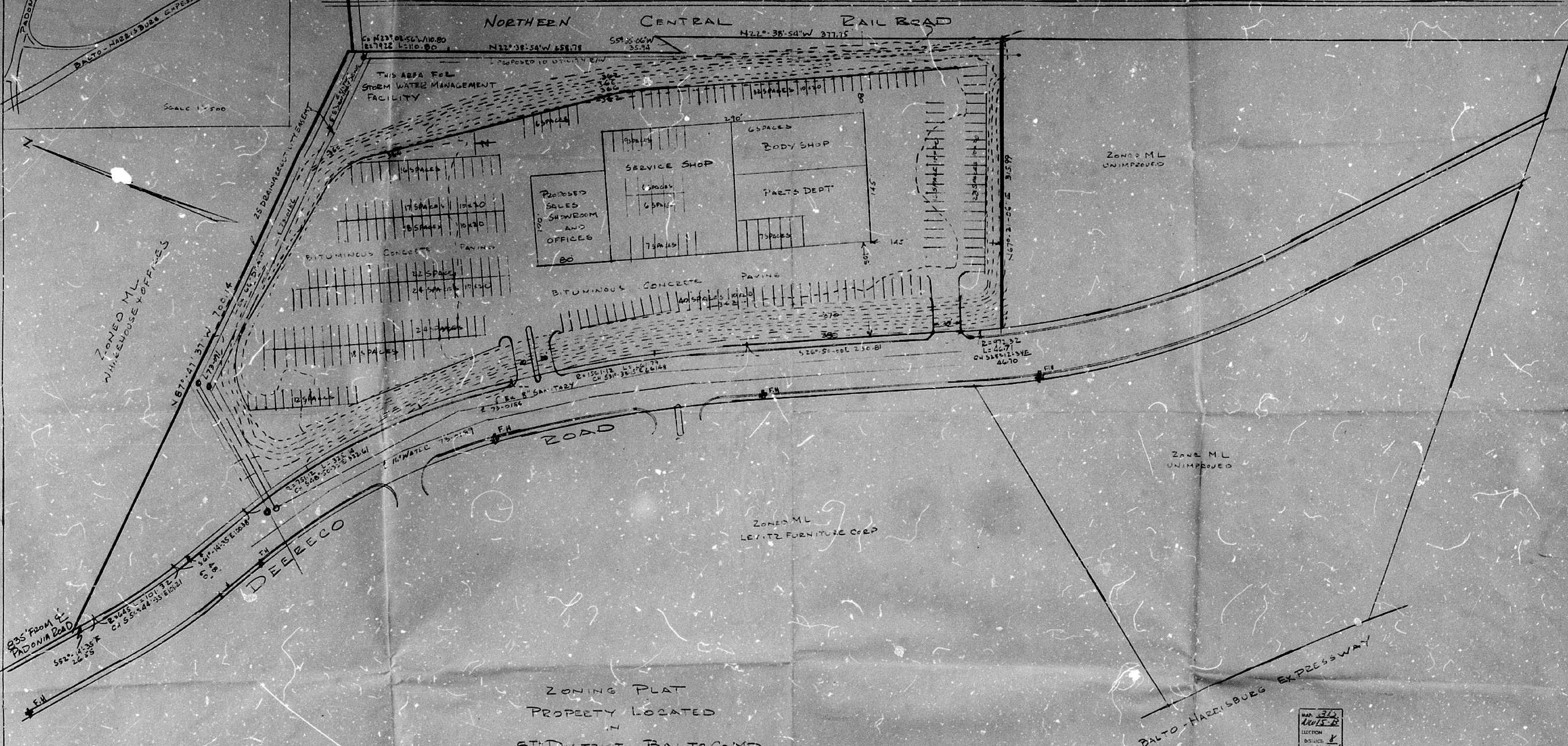
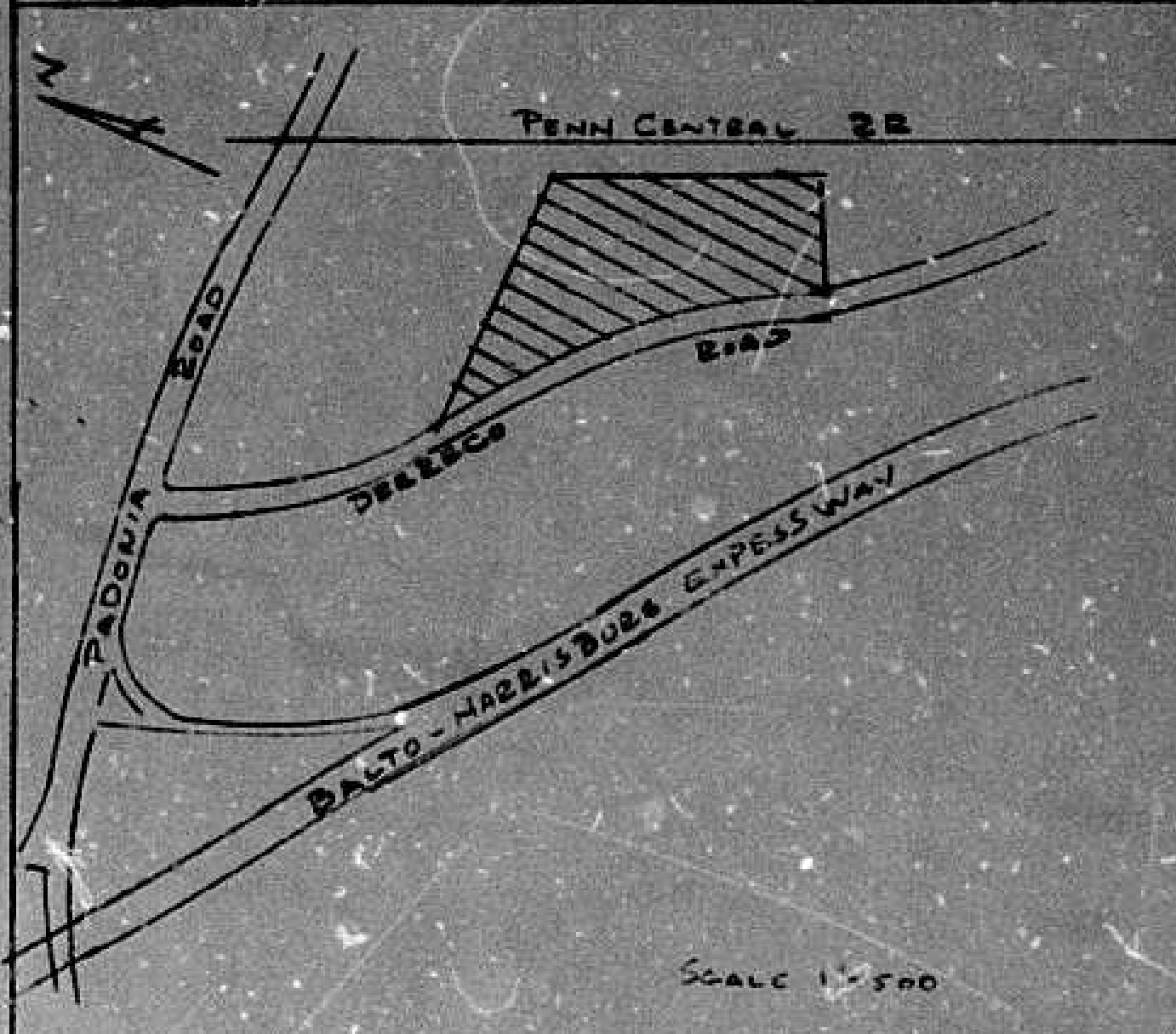
STROMBERG PUBLICATIONS, INC.

BY *Esther Burger*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 78739
DATE June 25, 1979 ACCT. NO. 01-662
AMOUNT \$50.00
RECEIVED FROM Cook, Howard, Donna J. Tracy
FOR Filing Fee for Case No. B-7911
VALIDATION OR SIGNATURE OF CASHIER





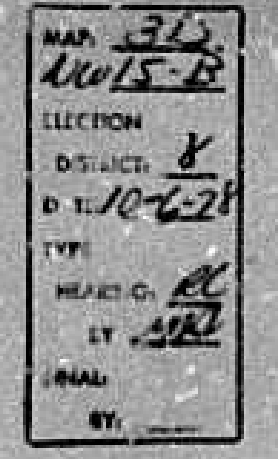


ZONING PLAT
PROPERTY LOCATED
IN
8TH DISTRICT BALTO COMD
3.188 ACRES ±

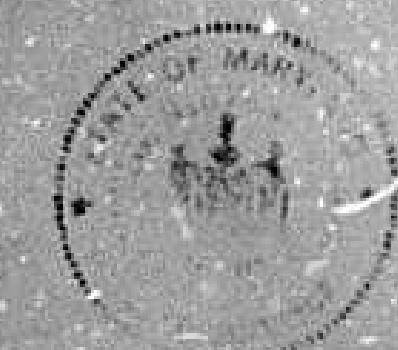
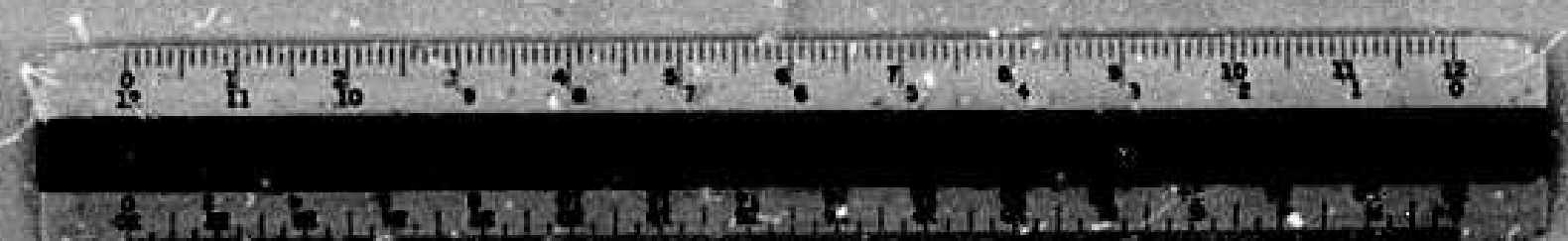
EXISTING ZONING
PROPOSED ZONING
PROPOSED USE
M.L.-IM
B.M.
AUTOMOBILE SALES ROOM
AND SERVICE GARAGE

PADONIA PARK
PLAT BOOK E-112 P. 34-70

PARKING DATA:
SALES BUILDING 100x80 = 8000
SERVICE BUILDING 240x145 = 42050
TOTAL 50050
50050 + 200 = 251 SPACES REQUIRED
311 SPACES PROVIDED



add



SCALE 1" = 50' SEPTEMBER 27, 1928
GERHOLD CROSS & ETZEL
REGISTERED LAND SURVEYORS
112 DELAWARE AVENUE
BALTIMORE, MARYLAND