

79-35-SPH # 235 **PETITION FOR SPECIAL HEARING**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The Maryland Title Guarantee Company, legal owner of the property and situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof; hereby petition for a special hearing under Section 506.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Regulations and/or Deputy Zoning Commissioner should approve off-street parking in a 16.16 acre in accordance with Section 405.4 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by zoning Regulations. I, or we, agree to pay expenses of above special hearing 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.

THE MARYLAND TITLE GUARANTEE COMPANY
BY: Edward C. Covahey, Jr. Esquire
Baltimore, Maryland 21204
Address: 614 Bayley Avenue, Towson, MD 21204
878-9441

Protestant's Attorney
Edward C. Covahey, Jr.
614 Bayley Avenue, Towson, MD 21204
878-9441

ORDERED By the Zoning Commissioner of Baltimore County, this 21st day of July, 1978, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the newspaper of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 18th day of December, 1978, at 10:00 o'clock A.M.

George J. Martinak
Deputy Zoning Commissioner of Baltimore County

(over)

10:00 A.M.
8/16/78

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
Two Parcels, Parcel 1 - 5/5 of Adams Ave. (unimproved), 265' S of Greenlaid Drive, Parcel 2 - 85' S of Greenlaid Drive, 8th Election District : OF BALTIMORE COUNTY
THE MARYLAND TITLE GUARANTEE COMPANY, Petitioner : Case No. 79-35-SPH

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.

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 21st day of July, 1978, a copy of the foregoing Order was mailed to Edward C. Covahey, Jr., Esquire, 614 Bayley Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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

RE: PETITION FOR SPECIAL HEARING : BEFORE
for Off-Street Parking in a : COUNTY BOARD OF APPEALS
D.R. 16 zone :
S/5 Adams Avenue, 265' and 85' : of
W. of Greenlaid Drive :
8th District : BALTIMORE COUNTY
The Maryland Title Guarantee Co. :
Petitioner : No. 79-35-SPH

ORDER OF DISMISSAL

Petition of The Maryland Title Guarantee Co. for off-street parking in a D.R. 16 zone on property located on the south side of Adams Avenue, 265 feet and 85 feet west of Greenlaid Drive, in the Eighth Election District of Baltimore County.

WHEREAS, in open hearing before the Board of Appeals on December 18, 1979, and prior to the taking of any testimony, the Protestant-Appellant presented to the Board a letter of dismissal of appeal (a copy of which letter is attached hereto and made a part hereof).

WHEREAS, the said Protestant-Appellant requests that the appeal filed on behalf of said Protestant-Appellant be dismissed as of December 18, 1979.

IT IS HEREBY ORDERED this 18th day of December, 1979, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Acting Chairman
Patricia Millhouser
Patricia Millhouser
John W. Hession, III
John W. Hession, III

Raymond D. Storm
21 Gibbons Avenue
Cockeysville, Maryland 21030
December 10, 1979

County Board of Appeals
Court House
Towson, Maryland 21204

Re: Petition for Special Hearing
No. 79-35-SPH (Item 235)

Gentlemen:

Please dismiss the appeal in the above captioned matter as filed by Raymond D. Storm.

Raymond D. Storm
Raymond D. Storm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 26, 1978

FROM: Leslie H. Graf, Director of Planning

SUBJECT: Petition #79-35-SPH, Item #235

Petition for Special Hearing for off-street parking Two Parcels, Parcel 1 - South side of Adams Avenue (unimproved) 265 feet South of Greenlaid Drive, Parcel 2 - 85 feet West of Greenlaid Drive Petitioner - The Maryland Title Guarantee Company

8th District

HEARING: Wednesday, August 16, 1978 (10:00 A.M.)

If granted, it is requested that the approval of a landscaping plan by the Division of Current Planning and Development be made a condition of the order.

Leslie H. Graf
Leslie H. Graf
Director of Planning

LHG:LGH:rw

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
671-4843

S. ERIC DINENNA
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

September 8, 1978

Edward C. Covahey, Jr., Esquire
614 Bayley Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
S/5 of Adams Avenue (unimproved),
265' and 85' W of Greenlaid Drive -
8th Election District
The Maryland Title Guarantee Company - Petitioner
NO. 79-35-SPH (Item No. 235)

Dear Mr. Covahey:

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

Very truly yours,

George J. Martinak
George J. Martinak
Deputy Zoning Commissioner

CJ:mr

Attachments

cc: Mr. Raymond D. Storm
21 Gibbons Boulevard
Cockeysville, Maryland 21030

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

FROM THE OFFICE OF
GEORGE W. STEINBERG, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
To Permit Parking in an Existing 20-16 Zone
For Property at Northwest Corner, Padonia Road & Greenlaid Drive
April 4, 1978

Beginning for the first parcel at the end of the two following courses viz: first commencing at the intersection of the north side of Parks Avenue and the northeast side of York Road and running thence binding along said north side of Parks Avenue South 84° 02' 46" East 520 feet more or less, and second leaving Parks Avenue North 05° 47' 18" East 111.49 feet to said point of beginning, thence the four following courses viz: (1) North 05° 47' 13" East 116.00 feet to the south side of Adams Avenue (unimproved) 30 feet wide, thence along the south side of Adams Avenue (2) South 84° 12' 42" East 80.00 feet thence leaving said Avenue (3) South 05° 47' 18" West 116.00 feet and (4) North 84° 12' 42" West 80.00 feet to the place of beginning.

Containing 0.213 acres of land, more or less.
Being all of lots 50 through 53 Block "OC" as shown on a plat entitled "Plat No. 2 Titanium Heights," recorded among the Plat Records in Plat Book W.P.C. 7 Folio 15.

Beginning for the second parcel on the south side of Adams Avenue at the distance of 100 feet easterly from the end of the second or South 84° 12' 42" East 80.00 foot line of the above described first parcel and running thence binding along the south side of said Adams Avenue (1) South 84° 12' 42" East 80.00 feet, thence leaving said Avenue the three following courses viz: (2) South 05° 47' 18" West 116.00 feet, (3) North 84° 12' 42" West 80.00 feet and (4) North 05° 47' 18" East 116.00 feet to the place of beginning.

Containing 0.213 acres of land, more or less.
Being all of lots 41 through 44 Block "OC" as shown on the herein above mentioned plat of Titanium Heights.



October 2, 1978

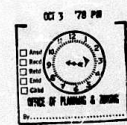
To: Baltimore County Office of Planning and Zoning
Towson Maryland 21204

RE: Petition for special hearing South Side of Adams Avenue unimproved, 265' and 85' West of Greenlaid Drive, 8th Election District; Maryland Title Guarantee Company Petitioner #79-35-SPH Item #235.

Please note an appeal from the order of September 8th, 1978 in the above captioned matter. Per your instructions, a check in the amount of \$50.00 is enclosed.

Raymond D. Storm
21 Gibbons Blvd.
Cockeysville, Md. 21030

Raymond D. Storm





- ① N 84° 12' 42" W 80.00'
- ② N 05° 47' 18" E 116.00'
- ③ S 84° 2' 42" E 80.00'
- ④ S 05° 47' 18" N 116.00'

SITE TABULATION

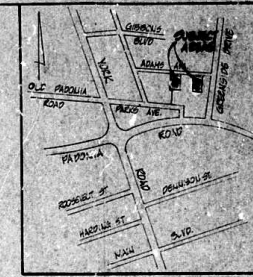
S-NE R-NW
V-SE U-SW

TOTAL AREA OF TRACT - 0.21 AC.
EXISTING ZONING - C-1G
EXISTING USE - VACANT
PROPOSED USE - RETAIL STORE (OFFICE BUILDING)
EXISTING SEWER - 8" SAN. N. YORK ROAD (DWS US 71-0515)
EXISTING WATER - 8" WATER N. YORK ROAD (DWS US 65-1568)
8" WATER N. GREENSBORO DR. (DWS US 66-0795)

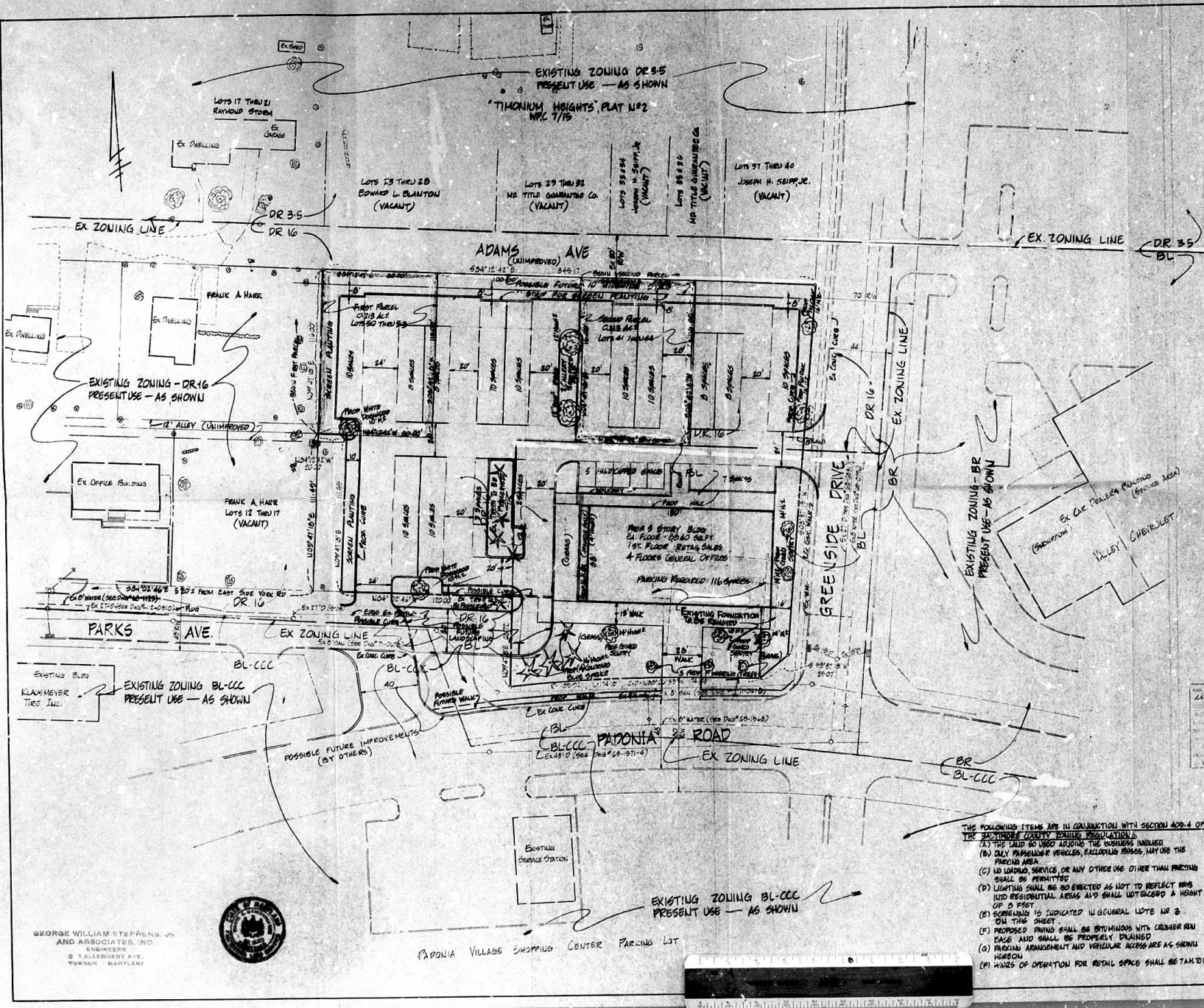
PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	PADONIA	N.W. 15-A
Topographic	MAPS, INC. 4-11-70			
		DATE OF PHOTOGRAPHY APRIL 1973		
Topographic Compiled By: Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				





VICINITY MAP
SCALE: 1" = 200'



GENERAL NOTES

- 1) AREA OF TRACT = 1.961 AC
- 2) AREA OF SHARED PARCELS SHOWN HEREIN - FIRST PARCEL - 0.218 AC, SECOND PARCEL - 0.218 AC. SAID PARCELS ARE THE SUBJECTS OF THIS PETITION FOR REZONING IN AN EXISTING DR-16 ZONE. REASONS FOR REZONING AS FOLLOWS:
 - A) TO IMPROVE EXISTING VEHICULAR CIRCULATION
 - B) TO PROVIDE LANDSCAPING, PLANTING & SCREENING SPACES WHILE MAINTAINING EXISTING STREETS TO CONSUMERS AND CLIENT PATRONS
 - C) TO PROVIDE APPROPRIATE STORM WATER MANAGEMENT
- 3) SCREENING IN AREAS DESIGNATED "SCREEN PLANTING" SHALL BE 4 FEET HIGH AND 4 FEET CENTRE TO CENTRE. VEGGIES (E.g. JAPANESE HOLLY) ON WEST PROPERTY LINE AND 4 FEET HIGH AND 4 FEET CENTRE TO CENTRE. VEGGIES (E.g. JAPANESE HOLLY) ON WEST PROPERTY LINE.
- 4) LANDSCAPING SHALL CONSIST OF PLANTED TREES & CONIFERS AS SHOWN AND INDICATED HEREIN.
- 5) REFERENCES IS DIRECTED TO THE FOLLOWING:
 - A) ZONING CASE #77-150 WHICH AGREEMENT ON SITE PARKING IN DR-16 ZONE WAS DENIED.
 - B) I.D.C.A. CASE #77-40-X WHICH APPROVED THE ABOVE ZONING CASE, (LARGE RETAILER AND BUSINESS OF THE CITY DEVELOPMENT CONTROL ACT) THIS CASE INCLUDES LOTS 41 THRU 44 (SECOND PARCELS).
 - C) I.D.C.A. #70-11-50 WHICH WAS APPROVED FOR ADDITIONAL PARKING ON LOTS 50 THRU 53 (FIRST PARCELS).
- 6) USE OF 220' OF BUILDING IN BL-16 ZONE AS SHOWN HEREIN.
- 7) STORM WATER MANAGEMENT WILL BE PERMITTED FOR 6 YEARS THROUGH 10 YEAR STORM.

PARKING TABULATION

FOR	NO. OF SPACES
5 STORY BUILDING 2000 SQ FT. AS FLOOR	100
1:1 FLOOR RETAIL SALE & 2000 SQ FT. 2000 SQ FT. 2000 SQ FT.	100
FLOORS GENERAL OFFICES 200,000 + 500 + 71	110
TOTAL PARKING, REQUIRED = 110 SPACES	
TOTAL PARKING PROVIDED = 120 SPACES	

600 OF PARKING SPACES - STANDARD 8'0" x 18' SIDEWALKS 12' x 10'

THE FOLLOWING ITEMS ARE IN CONJUNCTION WITH SECTION 4.04 OF THE BALTIMORE COUNTY ZONING REGULATIONS

- (A) THE LAND SO USED ADJACENT TO THE BUSINESS INQUIRY
- (B) ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA
- (C) NO LOADING SERVICE, OR ANY OTHER USE OTHER THAN PARKING SHALL BE PERMITTED
- (D) LIGHTING SHALL BE SO DIRECTED AS NOT TO REFLECT INTO ADJACENT AREAS AND SHALL NOT EXCEED A HEIGHT OF 6 FEET
- (E) SCREENING IS INDICATED IN GENERAL LOTS NO. 3 ON THIS SHEET
- (F) PROPOSED PARKING SHALL BE CONTIGUOUS WITH EXISTING PARKING AND SHALL BE PROPERLY PLANNED
- (G) PARKING ARRANGEMENT AND VEHICULAR ACCESS AS SHOWN HEREIN
- (H) HOURS OF OPERATION FOR RETAIL SPACE SHALL BE TAKEN FROM

PLAT TO ACCOMPANY ZONING PETITION TO PERMIT PARKING IN AN EXISTING DR-16 ZONE FOR NORTHWEST SIDE PARKING RD & GREENSIDE DR.

BALTIMORE CO. MD
SCALE: 1" = 30'

ELECT. DATE: 11/10/17
PL 3454

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
37 ALLESTREE AVE.
TOWSON, MARYLAND

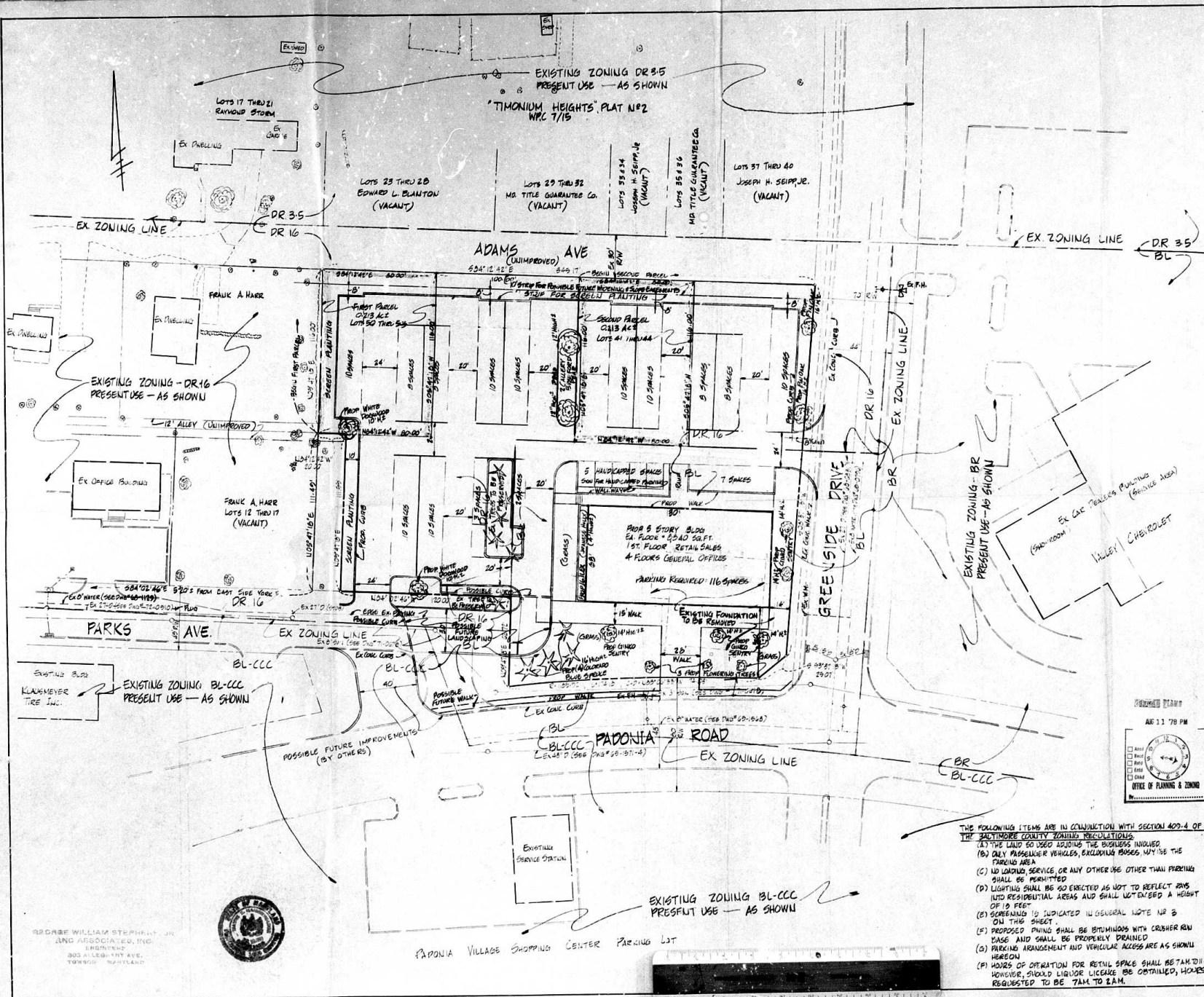


PAPONA VILLAGE SHOPPING CENTER PARKING LOT

EXISTING ZONING BL-CCC
PRESENT USE - AS SHOWN



VICINITY MAP
SCALE: 1" = 200'



GENERAL NOTES

- 1) AREA OF TRACT = 1.762 AC
- 2) AREA OF SHAPED PARCELS SHOWN HEREON - FIRST PARCEL = 0.218 AC, SECOND PARCEL = 0.218 AC. SHAPED PARCELS ARE THE SUBJECTS OF THIS PETITION REQUESTING PARKING IN AN EXISTING DR-16 ZONE. REASONS FOR REQUEST AS FOLLOWS:
 - A) TO IMPROVE INTERIOR VEHICULAR CIRCULATION.
 - B) TO PROVIDE NECESSARY PLANTING & SCREENING SPACE WHILE INSURING PREVIOUS SPACES VITAL TO CONSUMER AND CLIENT PATRONAGE.
 - C) TO PROVIDE ADEQUATE STORM WATER MANAGEMENT.
- 3) SCREENING IN AREAS DESIGNATED "SCREEN PLANTING" SHALL BE 6 FEET HIGH AND 4 FEET CENTER TO CENTER. HEDGES (JAPANESE HOLLY) OR WEST PROPERTY LIVE AND APOSTLE HIGH AND 4 FEET CENTER TO CENTER. LIGSTRUM LUCIDUM (EVERGREEN PRIVET) ON NORTH PROPERTY LINE.
- 4) LANDSCAPING SHALL CONSIST OF ADJOINT TREES & EVERGREENS AS SHOWN AND INDICATED HEREON.
- 5) REFERENCE IS DIRECTED TO THE FOLLOWING:
 - A) ZONING CASE # 77-154, WHERE ADJACENT ON SITE PARKING IN DR-16 ZONE WAS GRANTED.
 - B) I.D.C.A. CASE # 77-10-X, WHICH APPLICATED THE ABOVE ZONING CASE (LANDS RETAINED AFTER PASSAGE OF THE INTERIM DEVELOPMENT CONTROL ACT), THIS CASE INCLUDES LOTS 41 THRU 44 (SECOND PARCEL).
 - C) I.D.C.A. # 78-11-SP, WHICH WAS APPROVED FOR ADDITIONAL PARKING ON LOTS 50 THRU 53 (FIRST PARCEL).
- 6) USE OF PROPOSED BUILDING IN BL-CCC ZONE AS SHOWN HEREON.
- 7) STORM WATER MANAGEMENT WILL BE PROVIDED FOR 2 YEARS THROUGH 100 YEAR STORM.

PARKING TABULATION

FOR 5 STORY BUILDING 200,000 SQ. FT. OF FLOOR FLOOR RETAIL SALE @ 200,000 SQ. FT. = 1800 + 45 SPACES
FLOORS GENERAL OFFICES @ 35,360 + 500 = 71
TOTAL PARKING REQUIRED = 116 SPACES
TOTAL PARKING PROVIDED = 129 SPACES
SIZE OF PARKING SPACES - STANDARD @ 9'6" x 18' HANDICAPPED @ 12' x 16'

PLANS APPROVED

OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 4-7-78

PLAT TO ACCOMPANY ZONING PETITION

TO PERMIT PARKING IN AN EXISTING DR-16 ZONE FOR NORTHWEST SIDE PADONIA RD & GREENGLADE DR.

BALTIMORE CO MD ELECT. DIST # 8
SCALE: 1" = 30' APRIL 10, 1978
POWERED BY THE BALTIMORE COUNTY DEPARTMENT OF PLANNING & ZONING

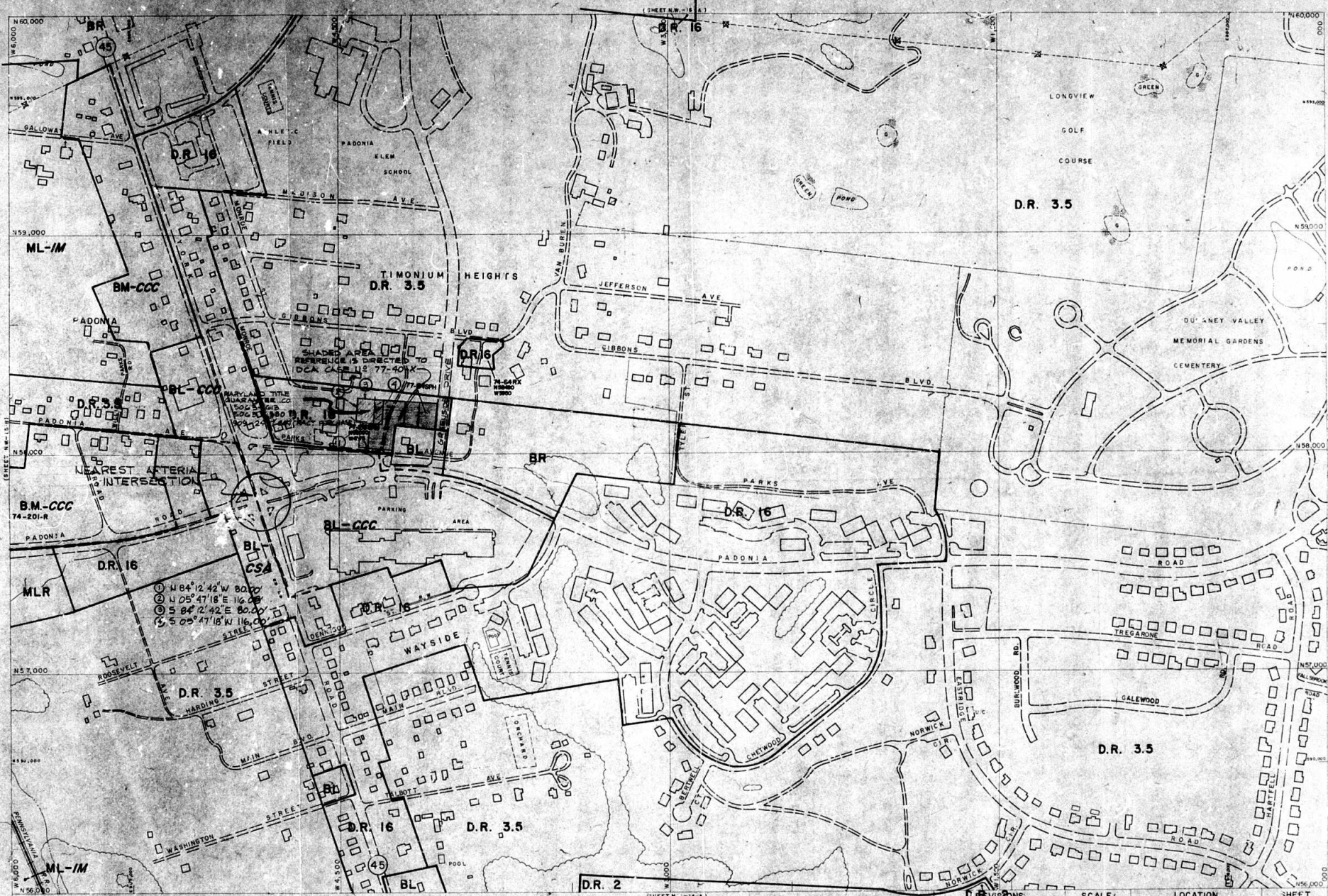


THE FOLLOWING ITEMS ARE IN CONNECTION WITH SECTION 402.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS:
(A) THE LAND IS TO BE USED AS A BUSINESS AND/OR RESIDENTIAL DEVELOPMENT.
(B) ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY BE THE PARKING AREA.
(C) NO LOADING, SERVICE, OR ANY OTHER USE OTHER THAN PARKING SHALL BE PERMITTED.
(D) LIGHTING SHALL BE SO ERRECTED AS NOT TO REFLECT ANY INTO RESIDENTIAL AREAS AND SHALL NOT EXCEED A HEIGHT OF 10 FEET.
(E) SCREENING IS INDICATED IN GENERAL NOTE # 3 ON THIS SHEET.
(F) PROPOSED PLANTING SHALL BE BETHUNIONS WITH CRABER RUN BASE AND SHALL BE PROPERLY DRAINAGE.
(G) PARKING ARRANGEMENT AND VEHICULAR ACCESS ARE AS SHOWN.
(H) HOURS OF OPERATION FOR RETAIL SPACE SHALL BE 7AM TO 7PM. HOWEVER, SHOULD LIQUOR LICENSE BE OBTAINED, HOURS REQUESTED TO BE 7AM TO 2AM.

GEORGE WILLIAM STEPHENSON, JR.
AND ASSOCIATES, INC.
ENGINEERS
300 ALLEN-KEY AVE.
TOWSON, MARYLAND



PADONIA VILLAGE SHOPPING CENTER PARKING LOT



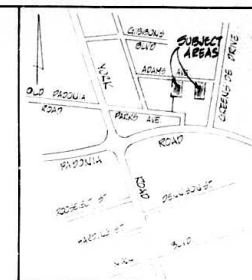
S-NE R-NW
V-SE U-SW

1:76 COMPREHENSIVE ZONING
ADOPTED BY THE
BALTIMORE COUNTY COMMISSION
OCT. 7, 1976 & OCT. 8, 1976
BILL NO. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

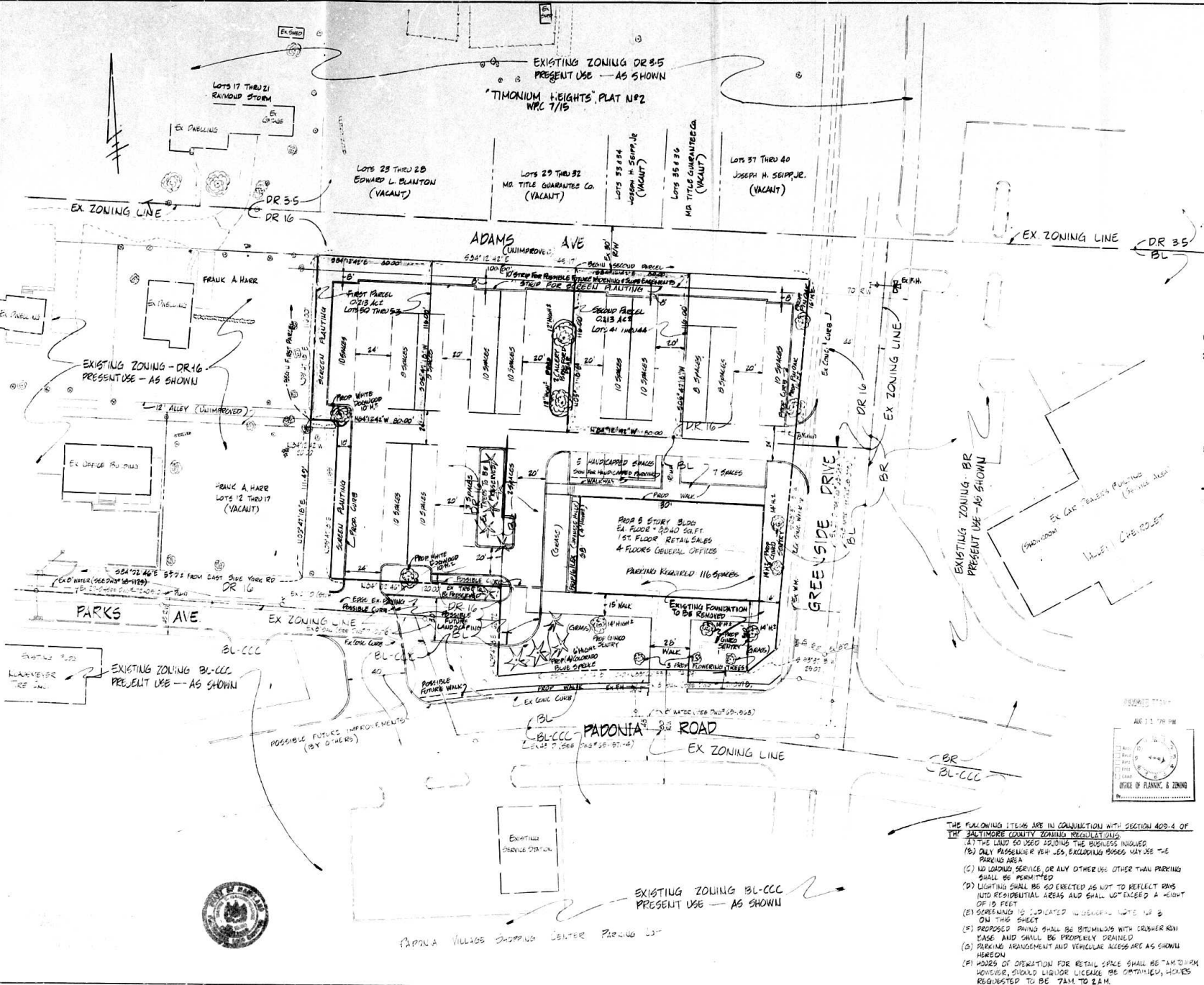
CHARMAN COUNTY & SONS

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

DATE/REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'		
Planimetric	MAPS, INC.	4-11-70	PADONIA	N.W.
		DATE OF PHOTOGRAPHY		15-A
		APRIL 1953		
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA.				



VICINITY MAP
Scale: 1" = 200'



GENERAL NOTES

- 1) AREA OF TRACT = 1.062 AC
- 2) AREA OF SHARED PARCELS SHOWN HEREON - FIRST PARCEL - 0.23 AC, SECOND PARCEL - 0.23 AC. SAID PARCELS ARE THE SUBJECTS OF THIS PETITION REQUESTING PARKING IN AN EXISTING DR-16 ZONE.
REASONS FOR REQUEST AS FOLLOWS:
A) TO IMPROVE INTERIOR VEHICULAR CIRCULATION.
B) TO PROVIDE NECESSARY PLANTING & SCREENING SPACE WHILE INSURING PARKING SPACES VITAL TO CONSUMER AND CLIENT PATRONS.
C) TO PROVIDE ADEQUATE STORM WATER MANAGEMENT.
- 3) SCREENING IN AREAS DESIGNATED "SCREEN PLANTING" SHALL BE 4 FEET HIGH AND 4 FEET CENTER TO CENTER HEDGES 1 1/2" (JAPANESE HOLLY) ON WEST PROPERTY LINE AND 4 FEET HIGH AND 4 FEET CENTER TO CENTER (LIGSTRUM LUCIDUM (EVERGREEN PRINT) ON NORTH PROPERTY LINE.
- 4) LANDSCAPING SHALL CONSIST OF ASSORTED TREES & SHRUBS AS SHOWN AND INDICATED HEREON.
- 5) REFERENCE IS DIRECTED TO THE FOLLOWING:
A) ZONING CASE # 77-154 WHERE ADJACENT ON SITE PARKING IN DR-3 ZONE WAS GRANTED.
B) I.D.C.A. CASE # 77-40-X WHICH APPROVED THE ABOVE ZONING CASE (MADE RETRACTIVE AFTER PASSAGE OF THE INTERIM DEVELOPMENT CONTROL ACT) THIS CASE INCLUDES LOTS 41 THRU 44 (SECOND PARCEL).
C) I.D.C.A. # 78-11-SP WHICH WAS APPROVED FOR ADDITIONAL PARKING ON LOTS 50 THRU 53 (FIRST PARCEL).
- 6) USE OF PROPOSED BUILDING IN BL-3 ZONE AS SHOWN HEREON.
- 7) STORM WATER MANAGEMENT WILL BE PROVIDED FOR 2 YEAR THROUGH 100 YEAR STORM.

PARKING TABULATION

FOR
5 STORY BUILDING PROPOSED ON FLOOR
1st FLOOR RETAIL SALE @ 800 SQ FT = 100 + 19 SPACES
FLOORS GENERAL OFFICES @ 35,000 + 1500 = 71
TOTAL PARKING REQUIRED = 119 SPACES
TOTAL PARKING PROPOSED = 120 SPACES
SITE OF PARKING SPACES STANDARD @ 5' x 10'
HANDICAPPED 12' x 10'

PLANS APPROVED

OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 4-7-78

2) AT TO ACCOMPANY ZONING PETITION
TO
PERMIT PARKING IN AN EXISTING DR-16 ZONE
FOR
LOT # 50-53 SITE PADONIA RD & GREENSIDE DR.

BALTIMORE CO MD ELECT DIST # 8
SCALE: 1" = 30' APRIL 10, 1978
PRINTED AT THE BALTIMORE COUNTY PLANNING & ZONING DEPARTMENT

