

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Holdit, Inc., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an ... zone to an ... zone, for the following reason:

DATE 9-12-78
SECTION 9
SUBSECTION 9
FILE NO. 79-75-XA
BY [Signature]
TITLE [Signature]

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Offices.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

Ernest T. Hinkle
Contract purchaser
Address: 305 W. Pennsylvania Avenue
Towson, Maryland 21204
Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of August, 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 property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of September, 1978, at 1:00 o'clock P. M.

[Signature]
Deputy Zoning Commissioner of Baltimore County
(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Holdit, Inc., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 180C, 2B, (4)(B)(2) to permit side setbacks of 6 and 10 feet in lieu of the required 25 feet and a front setback of 23 in lieu of the required 30 feet for the existing building

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

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.

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of August, 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 property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of September, 1978, at 1:00 o'clock P. M.

[Signature]
Deputy Zoning Commissioner of Baltimore County
(over)

RE: PETITIONS FOR SPECIAL EXCEPTION : BEFORE THE
AND VARIANCES : DEPUTY ZONING
E/S of Central Avenue, 220' S of : COMMISSIONER
Pennsylvania Avenue - 9th Election : OF
District : BALTIMORE COUNTY
Holdit, Inc. - Petitioner :
NO. 79-75-XA (Item No. 247) :

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for Special Exception for offices and, additionally, a Petition for Variances to permit side yard setbacks of 6 feet and 10 feet in lieu of the required 25 feet and a front yard setback of 23 feet in lieu of the required 30 feet, for property at the above location.

Testimony for the Petitioner indicated that the plans are to establish law offices in the existing 2-1/2 story frame dwelling on the subject property, without changing the outward appearance of the structure, except for the possibility of closing in the porch at some later date.

Nearly residents, in protest, indicated a desire to maintain the residential character of the dwelling and to minimize the size and type of signs that would indicate a commercial use. The problem of storm water retention and drainage was also raised by the Protestants, as well as concern for the number of people who might eventually be employed in the building.

Without reviewing the evidence further in detail but based upon all of the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception should be granted. Likewise, the Variances should also be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of December, 1978, that the Petition

for Special Exception for offices and the Petition for Variances to permit side yard setbacks of 6 feet and 10 feet in lieu of the required 25 feet and a front yard setback of 23 feet in lieu of the required 30 feet should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The outward appearance of the building shall remain substantially the same, including the retention of all porch structures.
2. All signs shall be in accordance with the current Baltimore County Zoning Regulations.
3. Approval of a site plan by the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, to include landscaping approval by the Current Planning and Development Division.

[Signature]
Deputy Zoning Commissioner of Baltimore County

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-484-2323

S. ERIC DINENNO
ZONING COMMISSIONER
George J. Martink
Deputy Zoning Commissioner

December 13, 1978

J. Norris Byrnes, Esquire
305 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variances
E/S of Central Avenue, 220' S of Pennsylvania Avenue - 9th Election District
Holdit, Inc. - Petitioner
NO. 79-75-XA (Item No. 247)

Dear Mr. Byrnes:

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

Very truly yours,
[Signature]
GEORGE J. MARTINK
Deputy Zoning Commissioner

GJM:mr

Attachments

cc: Mrs. Mary Ginn
606 Horacrest Road
Towson, Maryland 21204

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. ERIC DINENNO
Zoning Commissioner
TO: Luille H. Grief
FROM: Director of Planning
SUBJECT: Petition 79-75-XA, Item #247

Petitions for Special Exception for offices and Variance for front and side yard setback
East side of Central Avenue, 120 feet South of Pennsylvania Ave.
Petitioner - Holdit, Inc.
9th District

HEARING: Wednesday, September 27, 1978 (1:00 P.M.)

Office use would be appropriate here. If granted, it is suggested that the order be conditioned to ensure conformance with the Zoning Advisory Committee comments by the Department of Traffic Engineering and the Current Planning and Development Division. Further, a detailed landscaping plan should be submitted for approval by Current Planning and Development.

[Signature]
Luille H. Grief
Director of Planning

LHG:GHW



COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 730-8060

TOWSON OFFICE
HODKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JONES ROAD
ROOM 101, BOWLE BUILDING
TOWSON, MARYLAND 21204
PHONE: 838-9000

March 31, 1977

BEL AIR
L. GERALD WOLFF
Landscape Architect
Phone 838-0880

DESCRIPTION TO ACCOMPANY SPECIAL HEARING AND SPECIAL EXCEPTION:

Beginning for the same at a point in the east side of Central Avenue (60 feet wide) said point being distant measured southerly along the east side of said Central Avenue 120 feet thence southerly still binding on the east side of said Central Avenue 60 feet to the north side of 10 foot alley thence binding on the north side of said 10 foot alley easterly 150 feet thence parallel to the said Central Avenue northerly 40 feet thence parallel to the said 10 foot alley westerly 150 feet to the place of beginning.

Containing 9000 square feet of land more or less.

[Signature]
Seal of the State of Maryland
Walter Park
Registered Surveyor

Malcolm S. Hudkins
Registered Surveyor #5095

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
E/S of Central Ave., 120' S of Pennsylvania Ave., 9th District : OF BALTIMORE COUNTY

HOLDIT, INC., Petitioner : Case No. 79-75-XA

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.

[Signature]
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2186

I HEREBY CERTIFY that on this 1st day of September, 1978, a copy of the foregoing Order was mailed to J. Norris Byrnes, Esquire, 305 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

[Signature]
John W. Hession, III

MAR 2 1 1979

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

APPLICANT: HOLDIT, INC. PROJECT: REDEVELOPMENT OF 305 W. CHESAPEAKE AVENUE, BALTIMORE, MARYLAND 21204

DEED NO. 5127-62 DATE 10/23/77

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 0.21 DEED REF. 5127-62

ACROSS 305 % OF GROSS SITE WILL REMAIN RECEIVED

BUILDING SIZE 305 SQ. FT. OCT 5 1977

NUMBER OF FLOORS 2 TOTAL HEIGHT 20 OFFICE OF

PLANNING & ZONING

BUILDING USE OFFICE OTHER PLANS 2nd FLOOR OFFICE

REQUIRED NUMBER OF PARKING SPACES 5

AREA OF SITE TO BE PAID TO ACCOMMODATE REQUIRED PARKING SPACES 2100 S.F.

UTILITIES: PUBLIC PRIVATE, TYPE OF SYSTEM

SEWER: PUBLIC PRIVATE, TYPE OF SYSTEM

UTILITIES SECURITY APPROVAL

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT, OWNER OR DIRECTOR: HOLDIT, INC. 305 W. CHESAPEAKE AVENUE BALTIMORE, MARYLAND 21204

DATE: 10/23/77 SIGNATURE: [Signature] CHIEF, BUREAU OF ENGINEERING

DATE: 10/23/77 SIGNATURE: [Signature] CHIEF, BUREAU OF ENGINEERING

DATE: 10/23/77 SIGNATURE: [Signature] CHIEF, BUREAU OF ENGINEERING

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: November 21, 1977

TO: Ellsworth N. Oliver, P.E. CHIEF, BUREAU OF ENGINEERING

PROJECT NAME: HOLDIT, INC. IDCA PLAN X

PROJECT NUMBER: 77-50X PRELIMINARY PLAN X

LOCATION: Central Avenue TENTATIVE PLAN X

DISTRICT: 904 FINAL PLAN X

This application for special exception (No. 77-50X) was received by the Development Design and Approval Section on October 11, 1977 and we comment as follows:

Water: (Townson Fourth Bone) Urban Area

There is a 6-inch public water main in Central Avenue. There are no problems with water service reported in this area. This property is within the Urban-Rural Demarcation Line and in an area designated "Existing Service" on Baltimore County Water Plan B-16, as amended. The requested change for office use will have no impact on the system; therefore, the project may be approved.

Sanitary Sewer: (Townson Branch - Roland Run - Jones Falls Interceptors - Mt. Washington Plume - Jones Falls Sewage Pumping Station - Back River Water Treatment Plant) Mt. Washington's Flow = 27.00 mgd, restricted to 14.40 mgd

There is an 8-inch public sanitary sewer in Central Avenue. No dry weather flow problems are reported in the area. This property is within the Urban-Rural Demarcation Line and in an area designated "Existing Service" on the Baltimore County Sewerage Plan B-16, as amended. The requested change for office use will have no impact on the system; therefore, the project may be approved. With the information given any sewage flow increase or decrease is estimated to be insignificant.

Storm Drain: (Townson Branch - Roland Run - Jones Falls - Patapsco River)

Bollona Avenue bridge opening is inadequate; flooding is experienced in the vicinity of the outfall into Lake Roland and numerous commercial properties and residential buildings flooded within city limits. The indicated proposed increase of onsite impervious area is less than 11,000 square feet; therefore, the increased storm water runoff will have no impact on the system. This project may be approved. Estimated 100-year design storm runoff increase of 0.38 cfs.

RECEIVED NOV 23 1977 OFFICE OF PLANNING & ZONING

ELLISWORTH N. OLIVER, P.E. Chief, Bureau of Engineering

DEPARTMENT OF TRAFFIC ENGINEERING

IDCA NO. 77-50X

LOCATION: CENTRAL AVE

IDCA Analysis

1) Nearest Articular Intersection Bowling Ave. + Joppa Rd.

a) a) Level of Service C 8/17/77

2) Trip Generation from Site 2,140' x 15' = 32,100' / day

a) Proposed Level of Service C

3) Proposed Road Improvements Programmed for Construction Within Next Two Years. None

Recommendation: Approve

Denial: None

Remarks:

RECEIVED OCT 28 1977 OFFICE OF PLANNING & ZONING

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 28, 1978

TO: Mr. J. Norris Byrnes, Esquire 305 West Pennsylvania Avenue, Towson, Maryland 21204

FROM: Mr. Nicholas B. Commodari, Chairman Zoning Plans Advisory Committee

RE: Special Exception/Variance Item No. 247 Petitioner - HOLDIT, INC.

Dear Mr. Byrnes:

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.

Located on the east side of Central Avenue approximately 120 feet south of Pennsylvania Avenue in the 9th Election District, the subject property is presently improved with a two and one-half story frame dwelling, which is zoned D.R. 16. Surrounding properties to the north and south are similarly zoned and improved, while a church and accessory parking area exists directly opposite this property on Central Avenue.

This combination Special Exception/Variance is necessitated by your proposal to convert the existing dwellings to offices. Since the proposed parking area adjacent to the garage has landscaping existing, it is the feeling of this Committee that the parking should be located closer to the existing building in order to preserve this area. In light of this, revised site plans reflecting the comments of the Department of Traffic Engineering and Office of Current Planning and Development must be submitted prior to a hearing date being assigned.

J. Norris Byrnes, Esquire
Page 2
Item Number 247
July 28, 1978

If you have any questions concerning this matter, please feel free to contact me at your convenience.

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

NBC:caw

cc: Hudkins Associates
200 East Joppa Rd.
Room 101, Shell Building
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Eric Blumens Date: July 28, 1978

ATTN: Oliver L. Myers

FROM: Ellsworth N. Oliver, P.E.

SUBJECT: Item 16 (1977-1978)
Property Owner: HOLDIT, INC.
305 Pennsylvania Avenue 904 E. of Central Avenue
Present Zoning: P.R. 16
Proposed Zoning: Variance from 2002.2 (217.2) front yard
District: 904
No. Acres: 0.17

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.

General:

The comments supplied in conjunction with Item 167 (1969-1970), copy attached, remain valid and applicable to this Petition, Item 16 (1977-1978).

Ellsworth N. Oliver, P.E.
Chief, Bureau of Engineering

END:ENM:PM:es

Attachment

1st/2nd Sheet
3d/4th Sheet
RE 10 & 70
TO Tra Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 28, 1978

TO: Mr. J. Norris Byrnes, Esquire 305 West Pennsylvania Avenue, Towson, Maryland 21204

FROM: Mr. Nicholas B. Commodari, Chairman Zoning Plans Advisory Committee

RE: Special Exception/Variance Item No. 247 Petitioner - HOLDIT, INC.

Dear Mr. Byrnes:

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.

Located on the east side of Central Avenue approximately 120 feet south of Pennsylvania Avenue in the 9th Election District, the subject property is presently improved with a two and one-half story frame dwelling, which is zoned D.R. 16. Surrounding properties to the north and south are similarly zoned and improved, while a church and accessory parking area exists directly opposite this property on Central Avenue.

This combination Special Exception/Variance is necessitated by your proposal to convert the existing dwellings to offices. Since the proposed parking area adjacent to the garage has landscaping existing, it is the feeling of this Committee that the parking should be located closer to the existing building in order to preserve this area. In light of this, revised site plans reflecting the comments of the Department of Traffic Engineering and Office of Current Planning and Development must be submitted prior to a hearing date being assigned.

THOMSON M. McQUEEN, P.E.
DIRECTOR

July 12, 1978

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

Re: Item #247 (1977-1978)
Property Owner: Holdit, Inc.
Location: E/S Central Ave. 120' S. Pennsylvania Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-50-X) and front and side yard variances.
Acre: 9,000 sq. ft. District: 9th

Dear Mr. DiNanno:

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

The comments which were supplied for portions of this property for zoning items #187 (1969-1970) and #16 (1971-1974), 72-111A) and for Project IDCA 77-50-X are referred to for your consideration.

Highways

Central Avenue and Pennsylvania Avenue, existing County streets, are proposed to be improved in the future as 40 and 44-foot closed section roadways on 60 and 72-foot rights-of-way, in this vicinity.

The status of the indicated existing paved 10-foot alley is unknown. This alley should be improved in the future as a 20-foot commercial type alley on a 22-foot right-of-way.

Highway and alley rights-of-way widenings, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

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

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

Item #247 (1977-1978)
Property Owner: Holdit, Inc.
Page 2
July 12, 1978

Sediment Control

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

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.

Water and Sanitary Sewer

There are public 6 and 4-inch water mains in Central and Pennsylvania Avenues, respectively. There is 8-inch public sanitary sewerage in Central and Pennsylvania Avenues.

Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Edmund H. Miller, P.E.
Edmund H. Miller, P.E.
Chief, Bureau of Engineering

END/HAM/PW/SS

cc: J. Trimmer
M. Munchel

N-W Key Sheet
38 NE 2 Pos. Sheet
NE 10 A Topo
70 Top Map

BUREAU OF ENGINEERING

Zoning Plat - Comments

March 23, 1970

187. Property Owner: Charles W. Wade
Location: E/S Penn. Ave. 90' S. of Central Ave.
District: 9th
Present Zoning: SA
Proposed Zoning: Special Exception for offices
Re. Acre: 0.17

REMARKS

Pennsylvania Avenue is an existing County street which has been improved in the past as a 26 foot wide closed roadway section within the existing 60 foot right-of-way and the existing curb and gutter and pavement is in satisfactory condition.

Pennsylvania Avenue is proposed to be improved in the future as a 44 foot wide closed roadway section on a 72 foot right-of-way; but, no further highway improvements are required at this time. However, highway right-of-way and reversible slope easement will be required in connection with any subsequent building permit applications.

STORM DRAINAGE

The Applicant 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 Applicant.

SANITARY SEWER

Public sanitary sewerage is available to serve this property.

WATER

Public water supply is available to serve this property, but is limited by the size of the existing 4-inch water main. Fire protection facilities must be in accordance with the requirements of the Baltimore County Fire Bureau.

NOTES

"P" N.W. Key Sheet
38 NE 2 Position Sheet
N.E. 10- 700' Scale Topo

LESLIE H. GANF
DIRECTOR

July 27, 1978

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

Dear Mr. DiNanno:

Comments on Item #247, Zoning Advisory Committee Meeting, April 1, 1978, are as follows:

Property Owner: Holdit, Inc.
Location: E/S Central Avenue 120' S. Pennsylvania Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-50-X) and front and side yard variances
Acre: 9000 sq. ft.
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.

The parking area should be located to the west in order to save the existing on-site shrubbery, in the vicinity of the garage.

Very truly yours,

John P. Winkley, Jr., P.E.
John P. Winkley, Jr., P.E.
Planner III
Current Planning and Development

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

July 21, 1978

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

Dear Mr. DiNanno:

Comments on Item #247, Zoning Advisory Committee Meeting of June 1, 1978, are as follows:

Property Owner: Holdit, Inc.
Location: E/S Central Ave. 120' S. Pennsylvania Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-50-X) and front and side yard variances.
Acre: 9000 sq. ft.
District: 9th

Metropolitan water and sewer are available, therefore the proposed exception and variances should not present any health hazards.

Any new installations of fuel burning equipment should contact the Division of Air Pollution Control, 140-3775, to obtain requirements for such installations before work begins.

The above property owners should have any parking areas surfaced with a dustless, impervious material.

Very truly yours,

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

TED/BJP/rth

cc: W. L. Muller

STEPHEN E. COLLINS
DIRECTOR

June 21, 1978

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

Item No. 247 - SAC - June 1, 1978
Property Owner: Holdit, Inc.
Location: E/S Central Ave. 120' S. Pennsylvania Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-50-X) and front and side yard variances.

Acre: 9000 sq. ft.
District: 9th

Dear Mr. DiNanno:

The special exception for offices should not increase the traffic density over D.R. 16, and therefore have little effect on traffic. The "at" most parking spaces numbered 6-10, should be placed parallel to the alley and not at an angle as shown on the plan. Parking spaces 5 and 10 do not have adequate turn-around space for exiting.

Very truly yours,

Stephen E. Weber
Stephen E. Weber
Engineer I

SEW/dm

Paul H. Heinicke
CHIEF

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

Attention: H. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Holdit, Inc.

Location: E/S Central Ave. 120' S. Pennsylvania Ave.

Item No. 247

Zoning Agenda Meeting of 6/1/78

Comments:

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

(1) The fire hydrants for the referenced property are required and shall be located at intervals of 100 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 _____

violates the maximum allowed by the Fire Department.

(4) The site shall be so designed to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(5) The buildings and structures existing 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.

(7) The Fire Prevention Bureau has no comments at this time.

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

JOHN S. SEIBERT
DIRECTOR

June 7, 1978

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

Dear Mr. DiNanno:

Comments on Item #247, Zoning Advisory Committee Meeting, June 6, 1978 are as follows:

Property Owner: Holdit, Inc.
Location: E/S Central Ave. 120' S. Pennsylvania Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-50-X) and front and side yard variances.
Acre: 9000 sq. ft.
District: 9th

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 Sanitary and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional Occupancy at event: shall be required.
- X D. Building shall be upgraded to new use - requires attention permit.
- X 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.
- X G. Work done within the lot shall not be permitted within 10' of a property line. Contact Building Department if distance is between 10' and 40' of property line.
- X H. Proposed setback variances comply with the Baltimore County Building Code. See Section _____
- X I. No Comment.
- X J. Comment: Please be aware a change in use requires compliance to the State Handicapped Code.

Very truly yours,

Charles E. Seibert
Charles E. Seibert
Plans Review Chief

CDW/j

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: June 1, 1978

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

Z.A.C. Meeting of: June 1, 1978

RE: Item No: 247
Property Owner: Holdit, Inc.
Location: E/S Central Ave. 120' S. Pennsylvania Ave.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-50-X) and front and side yard variances.

District: 5th
No. Acres: 9600 sq. ft.

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JUDITH H. McGUIRE, PRESIDENT
V. BAYARD WILLIAMS, JR., VICEPRESIDENT
MARCUS H. ROTHSCHILD
THOMAS H. ROYER
MRS. LOURRAINE F. COUGHRAN
ROGER H. HAYDEN
ALVIN LORECK
MRS. WILTON G. SMITH, JR.
RICHARD W. TRACY, D.V.M.
ROBERT V. DUNN, SUPERINTENDENT

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 7, 1978

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 each of one line successive weeks before the 27th day of September 1978, the first publication appearing on the 7th day of September 1978.

THE JEFFERSONIAN
H. Leach
Manager

Cost of Advertisement, \$

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 September 7, 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION AND VARIANCE - Holdit, Inc. 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 27th day of September 1978, that is to say, the same was inserted in the issues of September 7, 1978

STROMBERG PUBLICATIONS, INC.

BY *Ertha Ruge*

Case # 79-75-XA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

79-75-XA

District: 9th
Posted for: *Zone special Exception for Office & Variance for site to go*
Petitioner: *Holdit, Inc.*
Location of property: *E/S Central Ave. 120' S. Pennsylvania Ave.*
Location of Signs: *2 signs at 40.5 Central Ave.*
Remarks:
Posted by: *W. Nick Petrovich*
Date of return: *2 signs*

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 *May* 1978. Filing Fee \$ *50*. Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: *Ernest Tribble* Submitted by: *Malcolm Mullins*
Petitioner's Attorney: _____ Reviewed by: *Dina*

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Web Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					<i>6/6</i>	<i>17/8</i>				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>DT</i>			Revised Plans:		Change in outline or description		Yes		No	
Previous case: <i>72-111A</i>			Map # <i>10-19</i>							

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 73540
DATE: *Sept. 20, 1978* ACCOUNT: *01-662*
AMOUNT: *\$50.77*
RECEIVED FROM: *Ernest Tribble, Petitioner*
FOR: *Posting & Advertising Property 79-75 XA*
305 W. Pennsylvania Ave.
Towson, Maryland 21204
52754233 38 52776
VALIDATION OR SIGNATURE OF CASHIER



MAR 21 1979

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

No. 73488

DATE August 30, 1978 ACCOUNT 71-662

AMOUNT 350.00

RECEIVED FROM Ernest Trimble, Moldit, Inc.

FOR Filing Fee for Case No. 79-75-XA

AG 48 78 30

50.00 NS

VALIDATION OR SIGNATURE OF CASHIER

MAR 21 1979

Month	Day	Year
1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
25	26	27
28	29	30
31		



0-NE N-NW
3-SE R-SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE
	BY	DATE
Topographic	MAPS INC	4-11-70
		DATE OF PHOTOGRAPHY APRIL 1968
Topography Compiled by Photogrammetric AERO SERVICE CORPORATION, PHOENIX, ARIZONA		



15-4 NW



238

172

4+

MAD - 1 1079

March	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1979
4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22

CENTRAL

EX. 6' W 7

60' R/W

AVENUE

AVENUE

W PENNSYLVANIA

DR. 16

ZONED

LOCATION MAP
SCALE: 1" = 200'

Application is made for business parking in a residential zone under Section 404 of the Baltimore Zoning Ordinance. If the Zoning Commissioner chooses to issue a use permit for the use of 406 Central Avenue for parking areas, the Applicants agree that such use may be conditioned as follows:

- 406 Central Ave. joins 506 West Fennsylvan Ave. and has common ownership.
- Only passenger vehicles, excluding buses, will use the parking area.
- No loading service or unloading other than parking will be permitted.
- Lighting will be regulated as to location, direction, hours of illumination, glare and intensity as required.
- Screening by a wall, fence, planting and/or other means will be provided as deemed advisable by the office of planning.
- Spaced surface properly drained will be provided.
- This plot shows the parking area and vehicle access to the parking is intended for use in conjunction with the office of residential development and will be allowed during normal business hours and in the method and area of operation, provision for maintenance and parking housekeeping will be regulated as required.

PREPARED BY
HUDKINS ASSOCIATES
INC.

ENGINEERS, SURVEYORS
& LANDSCAPE ARCHITECTS
200 E. JOYCE ROAD SUITE 101
SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE 828-9060
E/22/77

MAR 21 1979

(ZONED DR. 16)

CENTRAL

EX. 6' W 7

60' R/W

AVENUE

AVENUE

W PENNSYLVANIA

DR. 16

ZONED

LOCATION MAP
SCALE: 1" = 200'

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200 E. JOYCE ROAD SUITE 101
SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE 828-9060
E/22/77

MAR 21 1979

SECTION 404 PARKING REQUIREMENTS:
1. SPACES REQUIRED FOR CENTRAL AVE.
2. SPACES REQUIRED FOR ALLEY
3. SPACES REQUIRED FOR SIDEWALK
4. SPACES REQUIRED FOR DRIVEWAY
5. SPACES TOTAL REQUIRED
6. SPACES PROVIDED AT 2 1/2' x 15' - 0"
7. SPACES PROVIDED IN GARAGE - 3
Total - 10 Provided



OFFICE OF THE
CITY CLERK
BALTIMORE, MD

High White Pines @ C.O.C. Staggered.

ZONED DR. 16
PLAN TO ACCOMPANY APPLICATION
FOR SPECIAL HEARING FOR OFFSTREET
PARKING IN THE RESIDENTIAL ZONE AND
SPECIAL EXCEPTION FOR OFFICES
EXISTING ZONING DR-16
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT No 5
SCALE: 1" = 10' FEB. 17 - 1977

SCALE: 1" = 10'

FEB. 17 - 1977

CENTRAL

EX. 8' W 7

60' 8" W

AVENUE

(ZONED DR. 15)

EX. 8' S

AVENUE

W PENNSYLVANIA

ZONED DR. 15

LOCATION MAP
SCALE: 1" = 100'ZONED
DR. 15

15' (NACADAM)

ALLEY

- SECTION 402 PARKING REQUIREMENTS:
1. SPACES REQUIRED: 40% CENTRAL AVE. 10' x 20' - 4 SPACES
 2. SPACES PROVIDED AT 8' x 15' = 8
 3. SPACES PROVIDED IN GARAGE = 5
 4. SPACES TOTAL = 13
 5. SPACES PROVIDED IN GARAGE = 5
 6. SPACES PROVIDED IN GARAGE = 5
 7. SPACES PROVIDED IN GARAGE = 5
 8. SPACES PROVIDED IN GARAGE = 5
 9. SPACES PROVIDED IN GARAGE = 5
 10. SPACES PROVIDED IN GARAGE = 5
- Total: 13 Provided

JOHN S. HELD
1254/8013115 GUILFORD AVE INC
4200/100CHARLES W. HELD
1254/45HOLDIT INC
5102/525

Prop. Berm Curb

Proposed Mac Paving

EXIST. LANTERN

6 High White Paved & a.c. Street
REPAVED PLAN

ZONED DR. 15



PLAN TO ACCOMPANY APPLICATION FOR
SPECIAL EXCEPTION FOR OFFICES & VARIANCES
EXISTING ZONING DR-15
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT 13-5
SCALE: 1" = 10'

REVISED 5-16-1978

FEB. 17 - 1977

PREPARED BY
HUDKINS ASSOCIATES
INC.
2 ENGINEERS SURVEYORS
1 LANDSCAPE ARCHITECTS
200 E. JOPPA ROAD SUITE 201
SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE 828-9090

MAR 21 1979