PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS #95

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Fhile March Motel. 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, 238, 2 (102, 2) to permit a distance between a proposed retail store and existing motel units of 44' and 53' in lieu

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or precised 485 may.

The state of the stat

Property is to be posted and advertised as prescribed by Zoning Regulations.

1. or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this riled, and further agree to and are to be bound by fife; noning regulations and restrictions of inhigh county adopted pursuant to the Zoning Light Fife Baltimore Copiety.

2.365-72.36

1 335-7236 muse backer Ronald W. Parker 11444 Pulask: Highway White Marsh, Md. 21162 Protestant's Attorney DATE

CRDERED By The Zoning Commissioner of Baltimore County, this

RECEIVED FOR FILING

ORDER R

Acui la Henna Zoning Commissioner of Baltimore County. 10:18 8 111 1/20/19

11200

Mr. William Greenwalt November 14, 1978

Re: Puilding 11429 Pulaski Highway

Page 2

I have letters from Mr. Thornton Mouring indicating construction should begin shortly and, hopefully, within the year we will have city water in this area.

city water in this area.

I have tailed to well drillers and residents of this area and for approach as one rile area they have experienced numerous for the property of the problems and two persons and well problems and two persons and appreciate availing city water. For these results feelilty and I would be you allowed the problems and two persons are appreciate you allowed the country of the problems and the person of the case of the problems are the problems of the problems and the person of the problems are the problems and the problems are the problems and the problems are the problems are the problems are the problems and the problems are the problems are the problems are the problems and the problems are the problems are

Appreciating your cooperation and waiting to hear from you.

very truly yours Ronald W. Parker

P.S. Your proposed well site would be next to the neighbor's well, and the new well would be in the driveway of the proposed office building.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER SE/S of Pulaski Highway,

425' SW of Allender Rd.

OF BALTIMORE COUNTY

WHITE MARSH MOTEL, INC., : Case No. 79-158-A

......

ORDER TO ENTER APPEARANCE

Mr. Commissioner

therewith

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

Peter May Zimme Peter May Zimmerma

W. Dessian III John W. Hessian, III People's Course County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 16th day of January, 1977, a copy of the aforegoing Order was mailed to Mr. Ronald W. Parker, White Marsh Motel, Inc., 11444 Pulaski Highway, White Marsh, Maryland 21162, Petitioner.

> John W. Hering, It John W. Hessian, III

BALTIMORE COUNTY, MARYLAND

INTER-CFFICE CORRESPONDENCE

S. Eric Di Nenna TO Zoning Commissione

Director of Pianning and Zoning

Petition #79-158A. Item 95

Petition for Variance for minimum distance between buildings Southeast side of Pulaski Highway, 425 feet Southwest of Allender Road. Petitioner – White Marsh Motel, Inc.

11th District

HEARING: Monday, January 29, 1979 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Date January 11, 1978

I HG. IGH.m

RONALD 'V. PARKER AT DRE S AT LAW ITE MARKE MD 2'162

November 14, 1978

Mr. William Greenwalt Chief Engineer
Baltimore County Health Dept.
County Office Building
Towson, Maryland 21204

Re: Building 11429 Pulanci Highway

Dear Mr. Greenwalt:

Pursuent to the site plans which I have filed for an office but laim, the present location of the White Herebuild 10.27 relable High-yaw, White Herebuild, Laydron, 21162, I have talked to Mr. Paul Didler and he has indicated that I should show you a letter stating the respect uses and non-way and office building and also reasons why I reals prifer you to approve the existing well.

I littend to limit the tenants of the new office building which will be approximately \$400 square feet and be broken into saven (7) offices to those tenants within would be using very little square will not be leasing the building would be using very little and the saven will not be leasing the building feel little, and proceeding a saven when the saven were saven to save the saven when the saven when the saven were saven when the saven

As far as the well, there is an existing well approximately 80 feet deep which has been there for forty years. The well is hand dup but it is supposed to be one of the word. It is not that the supposed to be one of the word of cover. The well is the fawe had small similar and moreous occasions. I have supplied the resturant next door and the truck stop on the other side of the solid with water. The bed of the well is a gent and applied a 20 even mobal for many years.

The other would in the area, including the four wells continuous to the motion have had numerous water quantity and quality problems which was to be provided by the continuous and the continuous to the provided by the continuous and the cont

HOV 16 1978

er: tseffiff

David W. Dullas, fr. and Son

TOOG HARFORD ROAD - BALTIMORE, MARYLAND 21234

David W. Dallas, Ir. P.E., R.L.S.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

White March Motel, In .. 11444 Pulaski Highway White Marsh, Maryland 21162

Ronald W. Parker, Esquire

RE: Petition for Variances SE/S of Pulaski Highway, 425' SW of Allender Road - 11th Flection District White Marsh Motel, Inc. -Petitioner NO. 79-158-A (Item No. 95)

March 20, 1979

Dear Mr. Parker.

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

> ERIC DI NENNA Zoning Commissioner

SED:nt

cc: John W. Hessian, III, Esquire People's Counsel

Pursuant to the mertisement, posti	ng of property, and public hearing on the above Petition
and it appearing that by reason of the fa	llowing finding of facts that strict compliance with
	gulations would result in practical difficulty and
unreasonable hardship upon the	
	Security of styles believed a kern page charge.
someth brown obtained	2.415 completed address and notice about
A - New Verience should be had: and	it further appearing that by reason of the granting of
	ersely affecting the health, safety, and general
	eriances to permit a distance between a pro-
poord retail store and existing	motel wats of 44 feet and 53 feet in lieu of the
recorded 60 feet should be gran	
IS ORDERED by the Zening Cor	nmissioner of Baltimore County, this
	, that the herein Petition for the aforementioned Vari-
	s GRANTED, from and after the date of this Order,
subject to the approval of a site	
the State Highway Administration	Zoning Commissioner of Baltimore County and the Office of Planning and Zoning.
nn .	ting of property and public hearing on the above petition
and it appearing that by reason of	
	7
the above Variance should NOT BE	GRANTED.
IT IS ORDERED by the Zoning Co	ommissioner of Baltimore County, thisday
	at the above Variance be and the same is hereby DENIED.
	Zoning Commissioner of Baltimore County

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

DUNTY OFFICE BLUG. 11 W. Chesapeake Ave.

eau of

ete Roads Com

resu of

eith Departme

iert Planning uilding Departmen ard of Education ing Administra dustrial

Mr. Renald W. Parker 11444 Pulaski Highway White Marsh, Maryland 21162

RE: Item No. 95 Petitioner - White Marsh Metel. Inc. Variance Petition

January 18, 1979

Dear Mr. Parker:

The Zoning Plans Advisory Committee has reviewed the plans The Zoning Plana Advisory Gommittee has reviewed the plans submitted with the above referenced pettion 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 requested, but to assure that all parties are made aware of plans or the with regard to the development plan file a written report with the case. The Director of Planning Coning Gentle sprine. the requested zoning.

Because of your proposal to construct a large building closer to the existing motel units than is permitted, this Variance request is required. Even though the submitted site plan in licates a testisting trailer at the southeast corner of this property, the legality of this use has been questioned. This matter will be resolved at a tuture Zoning violation Hearing (Case No. 79-212-V).

If this petition is granted and at the time of the application for the required building permits, the site plan must be revised to clearly indicate the comments of the State Highway Administration. In addition, particular attention should be afforded the comment of the Health Department, concerning the uses of the prepared stores.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be

Item No. 95 - Parker Page 2 January 18, 1979

held not less than 39 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Mille G. Commoder Chairman Zoning Plans Advisory Committee

NBC/sf

ce: David W. Dallas, Jr. & Sons 7006 Harford Road Baltimore, Maryland 21234

TOWSON MARYLAND 21204

M-NE Key Sheet 36 & 37 NE 40 Pos. Sheets NE 10 J Topo 73 Tax Map

THORNTON M. MOURING, P.E.

January 2, 1979

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

Bo: Item #95 (1978-1979) Itom #95 (1578-1979)
Property Owner: Mains Marsh Motel, Inc.
5/25 Primabl Highway 425 5/W Allender Md.
Proposed Coming! Variance to permit a rear sethack or
44' in lieu of the required 60'.
Acres: 1,662 Districts 11th.

Dear Mr. LiNerna:

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. Righways:

Pulanki Highway (0.5, 40) is a State Road; therefore, all improvements, inter-sections, entrances and dailrang requirements as they affect the road come under the pursuitation of the Maryland State Highway Administration. Any utility constraint within the State Road right-of-way will be subject to the atandards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, dramping private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping 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 prewned creating any muisances 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 Petitions.

Water and Sanitary Sewer:

Public water supply and sonitary sewarage are not available to sorve this property, which is utilizing private ons to facilities.

This property is beyond the Urban-Bural Demarcation Line. Falthwore County Futer and Sewerage Plans W and S-178, as amended, indicate "Planned Service in 11 to 30 Years" in this area.

December 19, 1978

ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

October 30, 1978

ing Advisory Committee Meeting, October 2h, 1978

White Marsh Motel, Inc SES Pulaski Highway - 1,25' SW Allender Load B.R. variance to permit a rear setback of hh! in lieu of the

XA. Structure shall conform to Baltimore County Building Code (8.0.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Eardicapped and aged and other applicable codes.

XB. A building permit shall be required before construction can begin Xc. Additional miscellaneous Fermite shall be required.

D. Duilding shall be upgraded to new use - requires alteration permit. Three e to of construction drawings will be required to file an application for a building penalt

X7. 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.

Nood frame walls are not permitted within 3'0" of a property line. Contact Bullding Department if distance is between 3'0" and 6'0" of property line.

B. Requested setback variance conflicts with the Beltimore County Building Code. See Section

I. No Comment.



January 5, 1979

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

Comments on Item #95, Zoning Advisory Committee Meeting, October 24, 1978, are as follows:

Property Owner: White Marsh Motel, Inc. Location: SE/S Pulaski Hwy 425' SW Allender Road

Existing Zoning. B.R.
Proposed Zoning: Variance to permit a rear setback of 44' in lieu of the required 60'.
Acres: 1.66'.
Dittrict: 11th

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 quasilon, but are to assure that all parties are made ever

This plan has been reviewed and there are no site-planning factors requiring comment.

John & Wentley pure Current Planning and Zoning

Maryland Department of Transportation State Highway Administration

October 31, 1978

Mr. S. Eric DiNenna Zoning Commissioner County Office Bldg. Towson, Md. 21204 Attention: Mr. N. Commodari Re: 2.A.C. Meeting, October 24, 1978
Item: 95
Property Owner: White Marsh Macki, Inc.
Location: 3525 White Marsh Macki, Inc.
Location: 3525 White Marsh Macking
Existing Zoning: B.R.
Proposed Zoning: University of the Proposed Zoning: Wariance to permit
a rour setback of fair
in law of the requirted 90.

Acres: 1.662

M. S. Celtrider

Acres: 1.662 District: 11th

Dear Mr. DiNenna:

The copies of the plan that were distributed, are difficult to read. The plan must clearly indicate standard concrete curb to be constructed along the parking setback line. The proposed roadside curb will block the flow of storm water from the highway to the inlet, therefore, a standard, grate and curb parking, by inlet must be constructed at the curb, in the vicinity of the existing drain under the highway.

The plan must be revised prior to the hearing.

CL: JEM: di

Very truly yours, Charles Lec, Chief Bureau of Engineering Access Permits By John E. Meyers

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204 Item No. 95 Property Owner: Location:

- ZMC - Meeting of October 24, 1978 White March Motel, Inc. SE/S Pulaski Hay. 425' SW Allender Road 18 B.R. Traince to permit a rear setback of 44' in lieu of the required 60'.

1.662

Acres: District:

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the rear

Very truly yours, Michael S. Flanigan Engineer Associate II

MSF/mjm

P.O. Box 717 | 300 West Preston Street, Battimore, Maryland 21203

We believe number is (301) 383-4320



November 6, 1978

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

Attention: N. Commodari, Chairman Zoning Adiveory Committee

Re: Property Owner: White Marsh Notel, Inc.

Location: SE/S Pulaski Hwy. 425' SW Allender Rd.

Zoning Agenda Meeting of 10/24/78

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.

- () 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 Pire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Frevention Code prior to occupancy or beginning of operations.
- (x) 5. The unifilings and structures existing or proposed on the site shall comply with all applicable requirements of the National Pire Pro-totion Association Standard No. 101 "Life Safety Code", 1976 Edition prior to company.
- () f. Site plans are approved as drawn.

FUNCTION

Descriptions checked and outline plotted on map

Petition number added to outline

Denied Granted by ZC, BA, CC, CA

Reviewed by: ___/

Previous case: 72-36 X

Previous case: 72-36 X

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

RENTENDE LAND They 11/8/18 Approved enge m Wegandt Fire Prevention Bureau Special Inspection Division

PETITION MAPPING PROGRESS SHEET

Wall Map Original Duplicate Tracing 200 Sheet date by date by date by date by date by

Revised Plans:

Map #

Change in outline or description____

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

December 13, 1978

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

Comments on Item #95, Zoning Advisory Committee Meeting of October 2n, 1978, are as follows:

Property Owner: Location: Brieting Zonings

White Marsh Notel, Inc. SE/S Pulanki Hay. 425' SW Allender Rd. Variance to permit a rear setback of 44' in lies of the required 60'.

The model is presently served by an existing water well. Public water is proposed for the area. The existing septic tank system appeared to be functioning properly. The approval of the proposed retail storce will involve making the existing house and the construction of a new septic tank system to serve the new building. The meso of the retail shows the restricted in accordance with the supplications in the attached letter from Romals V. Rucker also discussed in 1, 376.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Location of Signs front of property

Posted by Sun Islames Date of return: 1419/29

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/JRP/fth

oc: G. Hummel

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 23, 1978

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

Z.A.C. Meeting of: October 24, 1978

RE: Item No: 95
Property Owner: White Marsh Motel, Inc.
Loastion: SE/S Pulsaki Highway 425' SW Allender Pd.
Present Coming: 8.R.
Proposed Zoming: Variance to permit a rear setback of 44' in lieu

Dear Mr. DiNenna

No bearing on student population.

Very truly yours W. Nick Petrovich, Field Representative

CERTIFICATE OF PUBLICATION

WNP/bp

MRS. LORRAINE F. CHIRCUS BOORS & HAYDEN

Mr. Ronald W. Parker

11444 Pulaski Highway White Marsh, Maryland 21162

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 11 19. 79 THIS IS TO CERTIFY, that the annexed advertisement was sublished in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., our statement cox one time successive works before the 25th day of January 19.79, the succeptiblication app using on the 11th day of January

> THE JEFFERSONIAN. G. Leank Structure

cc: David W. Dailas, Jr. & Sons

Baltimore, Maryland 21234

Chairman, Zoning Plans Advisory Committee

7006 Harford Road

S. ERIC DI NENNA

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 19th day of December \$71978

Petitioner Ronald W. Parker

Cost of Advertisement, \$...

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FUNCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					10-20	.477	_			
Petition number added to outline										
Penied										
Granted by ZC, BA, CC, CA										

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registrous dis- lings of land in the of Baltimore on the ide of Palashi wide at a point we or less from I pole being at a second line of which by deed 0, 1374 and re-	day of	- 7.	
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Liber 5482 follo		~ 100	
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Brown Mr. Country 111 W. Cheese- lers, Maryland.			
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N.CA, und alarmination of the control of the contro	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCY, REVENUE DIVISION MISCELLANEOUS ASH RECEIPT MC. 76076		
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	ron Variance		
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TIMORE COUNTY, MARYLAND CL. OF FINANCE REVENUE DIVISION CELLANEOUS CASH RECEIPY	No. 78591
March 19, 1979 **********************************	NT 01-662
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VALIDATION OR SIG	NATURE OF CASH/ER

buildings of the state of the state of Fulsati Highway, 425 feel Southwest of Allender Road DATE 5 THE Money, January 21, 1979 of 10 TA AM.
PURCE 164AMIG Room 10 County Office Building, 111 Telasgogath Assense, Tomas

OFFICE @ NEWSPAPERS

TOWSON, MD. 21204

January 12

19 79

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - White Marsh Motel, Inc.

was inserted in the following:

3	Catonsville Times
3	Dundalk Times

☐ Arbutus Times □ Community Times X Esser Times ☐ Suburbae Times East

☐ Suburban Times West

☐ Towson Times

weekly newspapers published in Baltimore, County, Maryland, once a week for _____ successive weeks before the 12th day of January 1979, that is to say, the same was inserted in the issues of January 11, 1979

STROMBERG PUBLICATIONS, INC.

OFFICE @

TOWSON, MD, 21204

January II

1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - White Marsh Motel, Inc. was inserted in the following:

Catansville Times	
Dundalk Times	

☐ Towson Times ☐ Arbutus Times

☐ Community Times Essex Times ☐ Suburban Times West ☐ Suburban Times East

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 12th day of January 1979, that is to say, the same was inserted in the issues of January 11, 1979

STROMBERG PUBLICATIONS, INC.

By Evita Burger





