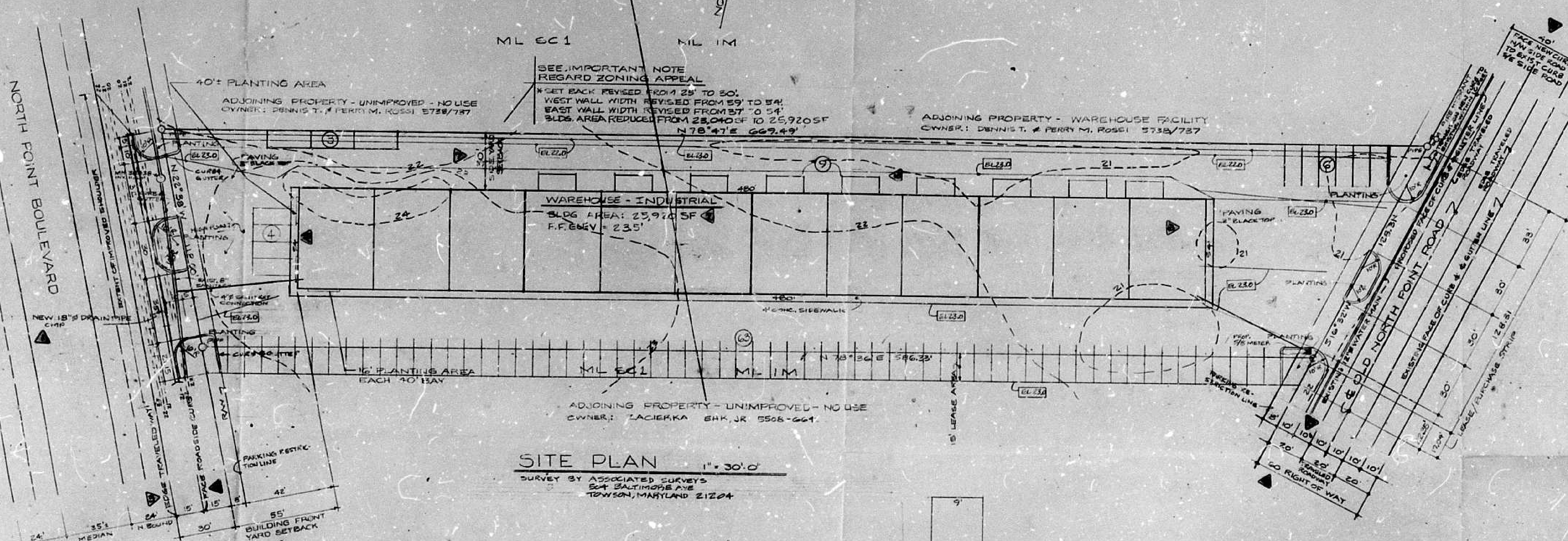




PARKING

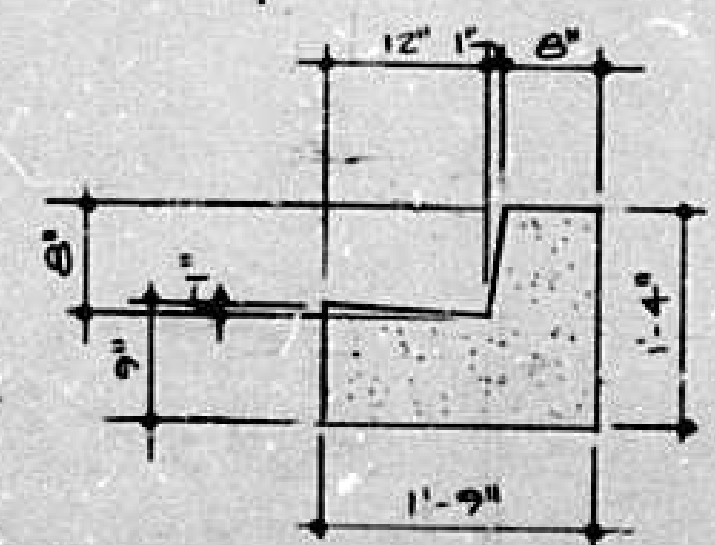
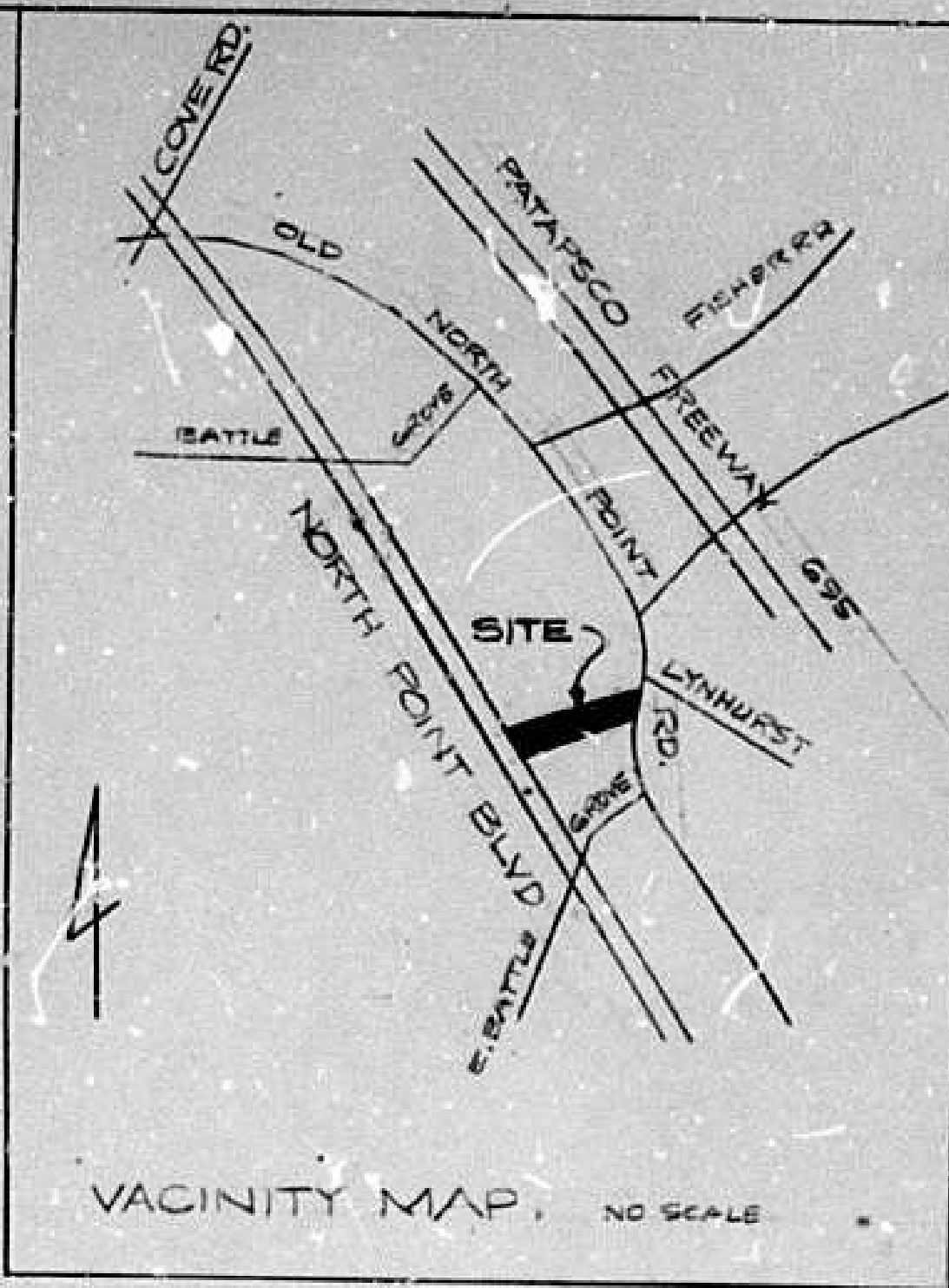
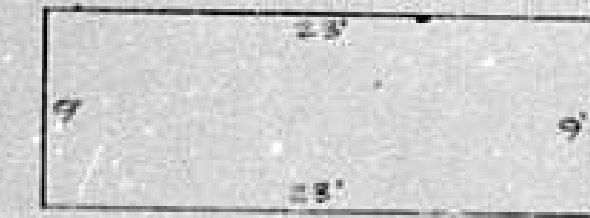
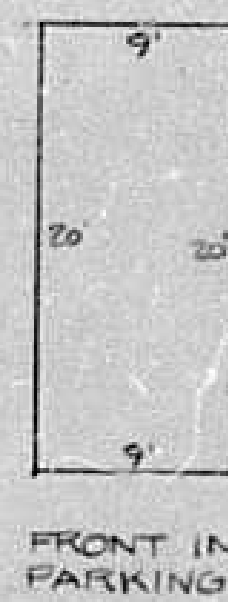
SPACES REQUIRED 1500 PER EMPLOYEES; 60 EMPLOYEES PER TENANT;
12' x 6' = 72 EMPLOYEES 72/37 = 24 SPACES
SPACES PROVIDED 25 SPACES

PROPERTY

AREA: 64,710 SQ. FT.; 1.49 AC. ±
OWNERSHIP: MR. ERMANNO FLORIO, EFFECTIVE MAY 29, 1979.

PROPOSED USE

THE BUILDING SHALL BE DESIGNED TO ACCOMMODATE INDUSTRIAL USERS AS A SPECULATIVE LEASE BUILDING.



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 10-11-79
79-217 A
C-7/3-7/

REVISIONS REQUIRED PRIOR TO ISSUANCE OF PERMIT

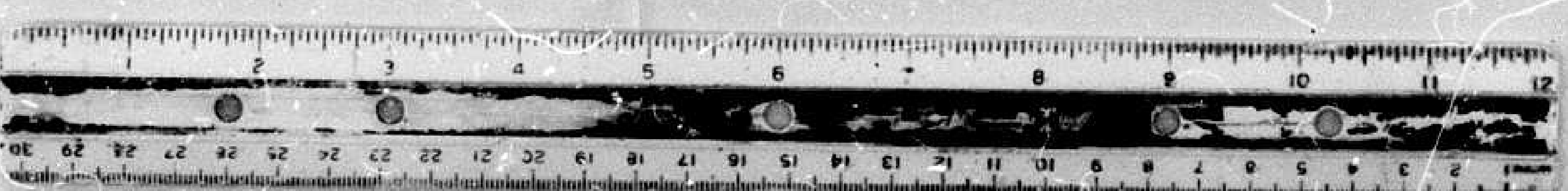
- CHANGE 15' BCCMP TO 18' CMP. ADD DETAIL OF CURB & GUTTER SECTION TO BE USED @ ROAD ENTRANCES. ADD DIMENSION FROM EDGE TRAVELED WAY TO HIGHWAY TO ROADSIDE CURB, BOTH ROADS.
- RIGHT OF WAY @ OLD NORTH POINT ROAD SHOWN @ 60'-0". CHANGE 50' FRONT YARD SET BACK TO 55' FRONT YARD SET BACK TO ALLOW FOR TRUCK TRAFFIC. ADD DIMENSION TO INDICATE 40'-0" FROM NEW CURB N/W SIDE OF OLD NORTH POINT ROAD TO EXIST. CURB @ W/SIDE.
- CHANGE NORTH SIDE YARD SET BACK FROM 30' TO 25'. CHANGE WIDTH OF BUILDING, WEST END, FROM 54' TO 58'. EAST END FROM 32' TO 36'. INCREASE BUILDING AREA FROM 20,640 SF TO 22,560 SF. CHANGE PARKING LAYOUT (NO CHANGE IN QUANTITY - ONLY ADJUSTED LOCATIONS).
- AUG. 6 REVISIONS CHANGE 5' R/W SPC'S FRONT BLDG TO 4'. LOCATE THE BLDG. IN SCALE. ADD CURB & GUTTER RETURNS ALONG NORTH POINT BLVD. R/W LINE.
- AUG. 25, 79 REVISIONS SIDE YARD SETBACK @ NORTH FL CHANGED TO 30'-0"; PROPERTY SIZE INCREASED; BLDG. SIZE INCREASED; PARKING INCREASED.

15TH DISTRICT

IMPORTANT: REGARD ZONING APPEAL

WHEREAS MR. FLORIO IS DESIROUS OF IN PURSUIT OF A VARIANCE ALLOWING A 25' SETBACK @ THE NORTH FL AND WHEREAS THIS VARIANCE HAS NOT YET BEEN CLEARED OF OBJECTIONS THESE PERMIT APPLICATION DRAWINGS HAVE BEEN REVISED TO COMPLY WITH THE 30' SETBACK. SHOULD OBJECTIONS TO THE VARIANCE BE CLEARED PRIOR TO CONSTRUCTION, THESE DRAWINGS WILL BE REVISED TO REFLECT THE DESIRED 25' NORTH FL SETBACK. PLEASE REFER TO CASE 79-217A, ITEM NO. 154.

OBJECTIONS REMOVED PRIOR TO SUBMISSION OF JULY 10, 1979 REVISIONS.



BALTIMORE, MD. 21222

4730 NORTH POINT BLVD.

FLORIO WAREHOUSE

OCT 10, 79 EXAMINED
JUNE 11, 1979
REVISIONS 1-10
MADE ON JULY 10, 1979
EXT. GRADES REVISED
JULY 23, 1979
AUG. 25, 79

DWG 1 OF 4

79-217-A

AREA CODE 301 823-7710

LAW OFFICES

Thomas L. Hennessey, P.A.

THOMAS L. HENNESSEY
CLEWELL HOWELL JR.
LAWRENCE ANTHONY MELFA407 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
RETURN MAIL ADDRESS
BOX NO. 5475
TOWSON, MARYLAND 21204

March 26, 1979

Baltimore County, Maryland
County Office Building
Towson, Maryland 21204

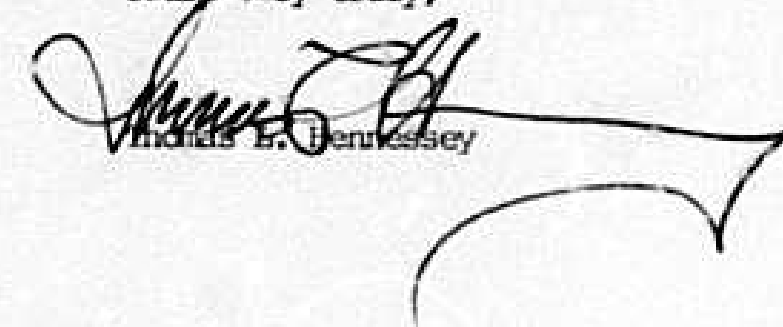
Attention: Zoning Director

Re: #79-217A Owner: Florio
Zoned: M-L Special Exception for Set-Back

Gentlemen:

This is to advise you that the writer represents Steven Dellis and Marcella Dellis, his wife, who are the property owners at property 4020 North Point Boulevard. The property owners have reviewed the application for the 2 foot set back for property as petitioned by Twin City Supply, Inc. for a variance. These property owners are concerned and protest the variance for many reasons some of which are the present drainage problems on the roads; the fact that North Point Road in connection with Beechwood Road improvements is proposed for a future widening; that the proposed improvements will establish a connecting link from North Point Road to North Point Boulevard; that the improper facing of the building toward a sideline permits a subterfuge of accepted set back standards (i.e., front of building faces on road); that the acceptance of this variance would prove injurious to the neighborhood; would create a traffic problem; increase the density on the roads; create congestion and deviate from the accepted set back on North Point Boulevard and North Point Road; that the improvement as indicated on the plat does not properly show provisions for drainage and provides a concentrated use of land area to the detriment of the adjacent property owners.

Yours very truly,



Thomas L. Hennessey

TLH:ewh

cc: Mr. and Mrs. Steven Dellis

not in file

79-426

FLORIO

79-217-A

Custom Kitchens and Built - Ins
3916 NORTH POINT ROAD - BALTIMORE, MARYLAND 21222
Phone: 477-2050

February 28, 1979

Baltimore County Zoning Office
111 W. Chesapeake Avenue
Towson, MD 21204

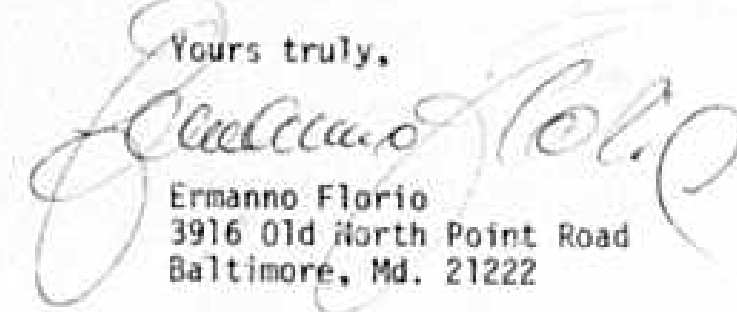
Attention: Mr. Nicholas B. Commodari

Dear Sir:

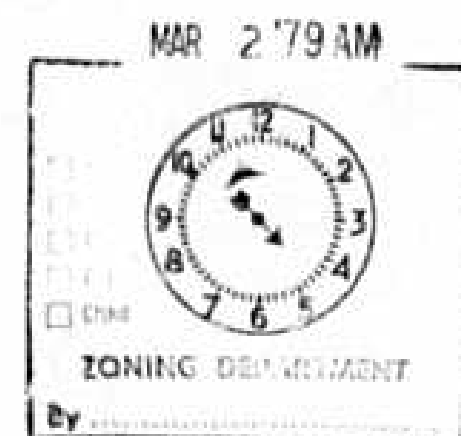
As per our conversation on February 28, 1979 in regard to the zoning variance application on the property on North Point Boulevard owned by Twin City Supply Company and under contract of sale by me, Ermanno Florio; I would like to notify you that due to the narrowness of the property and the way the building is designed, the delivery parking area is restricted parallel to the building only.

If you need any further information, feel free to get in contact with me.

Yours truly,

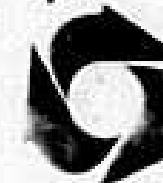


Ermanno Florio
3916 Old North Point Road
Baltimore, Md. 21222



not in file

79-121



Maryland Department of Transportation

State Highway Administration

79-217-A

APR 6 '79 PM



April 4, 1979

Mr. Ermanno Florio
3916 North Point Road
Baltimore, Md. 21222

Re: Zoning Petition, Item No. 154, Property Owner: Twin City Supply Inc. Location: NE/S North Point Blvd. (Route 151) 566.46' NWE. Battle Grove Road Existing Zoning: M.L.-I.M. and M.L.-C.S. 1 Proposed Zoning: Var. to permit a rear set-back of 2' in lieu of 30'

Dear Mr. Florio,

In reply to your request, we have reviewed the subject plan relative to effects to the State highways, and the following was revealed:

The proposed development is relatively small compared to existing development in the over-all area. The traffic generated would be insignificant. Since the completion of the Patapsco Freeway (MD Route 695), the traffic on both North Point Blvd. and Old North Road has been reduced considerably. With proper entrance construction, we do not anticipate any particular traffic problems.

You mentioned a concern about the probability of vehicles using the site for short-cutting between the highways. Our inspection of the area revealed that this is not likely to become a frequent occurrence. There is a greater encouragement for this to occur at the Sportsmen Inn, a short distance to the southeast. Considering the close proximity of Battle Grove Road and New Battle Grove Road, both of which run between North Point Blvd. and Old North Point Road, we do not anticipate a problem with short-cuts.

The elevation of the general area is low and as a result, storm water frequently stands in ditches for some time after a rain, however since most of the ditches are fairly deep, we have experienced no particular problems except during times of extreme high tide. Considering the relatively small size of the subject property, as compared to the over-all existing development in the area, we do not anticipate any additional storm drain problems.

CONTINUED

My telephone number is 301-383-4330

not in file

Mr. Ermanno Florio
Page 2
April 4, 1979

Very truly yours,

Charles Lee, Chief
Bureau of Eng. Access Permits

by: John E. Meyers

CL-JEM/es

cc: Mr. S. Eric DiNenna

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Twin City Supply, 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 255.2 (238.2) to permit a rear setback of 2' instead of the required 30'

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

Due to the narrowness of this property it would be impractical to construct a building for commercial use unless above variance request is granted.

Other reasons will be given at time of hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

ERMANNO FLORIO
Contract purchaser
Address: 2131 LODGE FARM RD
BALTIMORE, MD 21219
477-2057
Petitioner's Attorney
Address: _____
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day

of JANUARY 1979, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of March, 1979, at 11:00 o'clock
A.
M.
Eric DiNenna
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE
NE/S of North Point Boulevard
566.46' NW of East Battle Grove Road - 15th Election District
Twin City Supply, Inc.
Petitioner
79-217-A (Item No. 154)

BEFORE THE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

ORDER FOR APPEAL

Please enter an Appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner in the above-captioned matter entered on April 25, 1979. This appeal is taken on behalf of Steve and Marcella Dellis, 200 Crickett Court, Timonium, Maryland, 21093, who are protestants and owners of property located at 4020 North Point Boulevard, and also on behalf of Dennis and Perry Rossi, 5 High Green Lane, Stevenson, Maryland 21153, who are owners of property located at 4051 North Point Road.

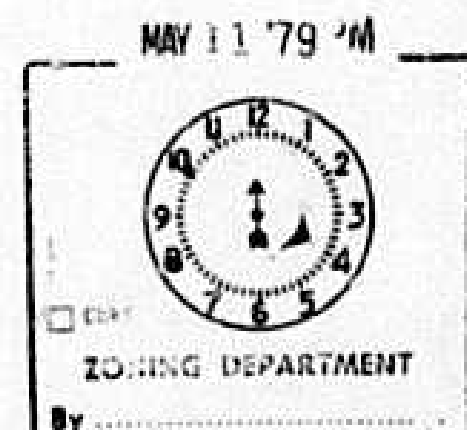
THOMAS L. HENNESSEY, P. A.

By: Thomas L. Hennessey
THOMAS L. HENNESSEY
407 West Pennsylvania Avenue
Towson, Maryland 21204
823-7710

MAIL CERTIFICATION

I HEREBY CERTIFY that a copy of the foregoing Order for Appeal was mailed, postage prepaid, this 14th day of May, 1979, to Ermano and Lois Florio, 2131 Lodge Farm Road, Baltimore, Maryland 21219, contract purchasers, and to Twin City Supply, Inc., H. J. Birmingham, President, 1800 Willow Spring Road, Baltimore, Maryland 21222.

Thomas L. Hennessey
THOMAS L. HENNESSEY



RE: PETITION FOR VARIANCE
NE/S of North Point Blvd., 566.46'
NW of East Battle Grove Road
15th District
TWIN CITY SUPPLY, INC., Petitioner : Case No. 79-217-A

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
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 14th day of March, 1979, a copy of the foregoing Order was mailed to Twin City Supply, Inc., 1800 Willow Spring Road, Baltimore, Maryland 21222, Petitioner.

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

RE: PETITION FOR VARIANCE
from Section 255.2 (238.2)
of the Baltimore County
Zoning Regulations
NE/S North Point Blvd. 566.46'
NW East Battle Grove Road
15th District
Twin City Supply, Inc.
Petitioner
Ermano Florio, C.P.
No. 79-217-A

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

ORDER OF DISMISSAL

Petition of Twin City Supply, Inc. for variance from Section 255.2 (238.2) of the Baltimore County Zoning Regulations on property located on the northeast side of North Point Boulevard, 566.46 feet northwest of East Battle Grove Road, in the Fifteenth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of withdrawal of petition filed April 1, 1980 (a copy of which letter is attached hereto and made a part hereof) from the attorney representing the Contract Purchaser in the above entitled matter.

WHEREAS, the said attorney for the said Contract Purchaser requests that the petition filed on behalf of said Contract Purchaser be withdrawn as of April 1, 1980.

IT IS HEREBY ORDERED this 2nd day of April, 1980, that said petition be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman
William T. Hackett
William T. Hackett
Patricia Millhouse
Patricia Millhouse

LAW OFFICES OF
GOODMAN, MEAGHER & ENOCH
ATTORNEYS AND COUNSELLORS-AT-LAW
111 N. CHARLES STREET—7TH FLOOR
BALTIMORE, MD. 21201
TELEPHONE (301) 752-3666

March 31, 1980

RICHARD P. WHITE
JEFFREY T. REINBERG
BARRY N. KANE

County Board of Appeals
Room 219
Court House
Towson, Maryland 21264

Re: Case No. 79-217-A
Hearing Date: 4/24/80

Gentlemen:

As you know, I represent Ermano Florio pertaining to his appeal for a variance regarding a rear yard setback. My client desires to withdraw his appeal and has instructed that I advise you of same.

Very truly yours,

GOODMAN, MEAGHER & ENOCH

Leonard J. Grossman
Leonard J. Grossman

LJL/gmj

CC: Mr. Ermano Florio
4101 Old North Point Rd.
Baltimore, Maryland 21222

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

Leonard J. Grossman, Esquire
111 N. Charles Street
Baltimore, Md. 21201

Re: Case No. 79-217-A
Twin City Supply, Inc.

Dear Mr. Grossman:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Mr. M. J. Birmingham
Mr. Ermano Florio
Thomas L. Hennessey, Esq.
Mr. and Mrs. Steve Dellis
John W. Hession, III, Esq.
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. J. Howell

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-2351

S. ERIC DINENNA
ZONING COMMISSIONER

May 15, 1979

Leonard J. Grossman, Esquire
111 North Charles Street
Baltimore, Maryland 21201

RE: Petition for Variance
NE/S of North Point Boulevard, 566.46' NW
of East Battle Grove Road - 15th District
Twin City Supply, Inc. - Petitioner
No. 79-217-A (Item No. 154)

Dear Mr. Grossman:

Please be advised that an appeal has been filed by Thomas L. Hennessey, Esquire on behalf of Steve and Marcella Dellis and Dennis and Perry Rossi, from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

Mary Campagna
MARY CAMPAGNA
Administrative Secretary

cc: Mr. M. J. Birmingham, President
Twin City Supply, Inc.
1800 Willow Spring Road
Baltimore, Maryland 21222

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-2351

S. ERIC DINENNA
ZONING COMMISSIONER

April 25, 1979

Mr. M. J. Birmingham, President
Twin City Supply, Inc.
1800 Willow Spring Road
Baltimore, Maryland 21222

RE: Petition for Variance
NE/S of North Point Boulevard,
566.46' NW of East Battle Grove
Road - 15th Election District
Twin City Supply, Inc. - Petitioner
NO. 79-217-A (Item No. 154)

Dear Mr. Birmingham:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED:nr

Attachment

cc: Leonard J. Grossman, Esquire
111 North Charles Street
Baltimore, Maryland 21201

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

Thomas L. Hennessey, Esquire
Box No. 5473
Towson, Maryland 21204

RECEIVED
BALTIMORE COUNTY
APR 1 10 41 AM '80
COUNTY BOARD
OF APPEALS
BY: _____

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25 day of April, 1979, that the herein Petition for Variance to permit a rear yard setback of five feet in lieu of the required thirty feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of the site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25 day of April, 1979, that the herein Petition for Variance to permit a rear yard setback of two feet in lieu of the required thirty feet be and the same is hereby DENIED.

[Signature]
Zoning Commissioner of
Baltimore County

Plat Plan Description

Property described below known as North Point Blvd. presently owned by Twin City Supply Company under contract of sale to Ermano Florio and Dorothy Lois Florio, his wife, nominees, 3916 North Point Road, Baltimore, Maryland, 21222.

Beginning for the second thereof, on the northeast side of North Point Blvd. at the distance of 566.46 feet northwesterly along the northeast side of North Point Blvd. from the intersection of the northeast side of North Point Blvd. 150 feet wide with the northwest side of East Battle Grove Avenue 30 feet wide and running thence ending on the northeast side of North Point Blvd. north 22 degrees 38 minutes west 118 feet thence leaving North Point Blvd. for new division lines through the land of said grantors as follows: north 78 degrees 47 minutes east 669.49 feet to the west side of North Point Road thence running and binding on the west side of North Point Blvd. south 16 degrees 32 minutes west 100 feet and thence running south 76 degrees 13 minutes west 500.11 feet to the place of beginning, known and designated as North Point Blvd.

[Signature]
Twin City Supply Company
Michael J. Birmingham III

[Signature]
Mr. Ermano Florio

[Signature]
Dorothy Lois Florio

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 16th day of January, 1979

[Signature]
S. ERIC DINENNA
Zoning Commissioner

Petitioner Twin City Supply, Inc.
Petitioner's Attorney

Mr. M. J. Birmingham, President
Twin City Supply, Inc.
1800 Willow Spring Road
Baltimore, Maryland 21222

Reviewed by *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 9, 1979

Mr. M. J. Birmingham, President
Twin City Supply, Inc.
1800 Willow Spring Road
Baltimore, Maryland 21222

RE: Item No. 154
Petitioner - Twin City Supply,
Inc.
Variance Petition

Dear Mr. Birmingham:

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 between North Point Boulevard and North Point Road in the 12th Election District, this currently vacant property is zoned B.R. and is proposed to be developed with a warehouse situated 2 feet from the northerly property line in lieu of the required 30 feet. At the time of our meeting with this Committee, some discussion occurred concerning the loading and unloading areas and the minimum amount of maneuvering area provided. Based on our telephone conversation and your subsequent letter, which is incorporated as part of this file, this potential problem will be absent in view of the proposed parallel parking of the delivery vehicles along the southerly building wall.

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 reflect the comments of the State Highway Administration, the Office of Current Planning and screening along North Point Road, opposite the

Item No. 154
Page 2
March 9, 1979

existing dwelling, which is not indicated on the submitted site plan. In addition, provisions for accommodating storm water or drainage should be indicated, while particular attention should be afforded the comments of the Fire Department and the Department of Permits and Licenses. For additional explanation of the comment from the latter department, you may contact Mr. Charles E. Burnham at 494-3987.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC/af
enclosures

BALTIMORE COUNTY, MARYLAND

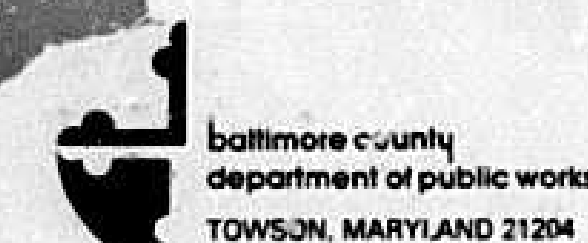
INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari
Zoning Advisory Committee
Date: March 6, 1979
FROM: Sharon Caplan, Industrial
Development Commission
SUBJECT: Item No. 154 - Property Owner: Twin City Supply, Inc.
Location: NE/S North Point Blvd. 566.46' NW E. Battle Grove Road
Existing Zoning: M.L.-I.M. & M.L.-C.S. 1
Proposed Zoning: Variance to permit a rear setback of 2' in lieu of the required 30'.

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the Zoning Officer to evaluate the above request in the best interest of industrial expansion.

SC:pk

[Signature]
SHARON CAPLAN



THORNTON M. MOURING, P.E.
DIRECTOR

February 22, 1979

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

Re: Item #154 (1978-1979)
Property Owner: Twin City Supply, Inc.
W/ES North Point Blvd. 566.46' W/W E. Battle Grove Rd.
Existing Zoning: M.L.-I.M. & M.L.-C.S. 1
Proposed Zoning: Variance to permit a rear setback of 2' in lieu of the required 30'.
Acres: District: 15th

Dear Mr. DiNenna:

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.

Highways:

North Point Road and North Point Boulevard (Md. 20 and Md. 151, respectively) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County. However, North Point Road, in conjunction with the Beechwood Road improvements, is proposed to be improved in the future as a County project in this vicinity, with a 40-foot closed section roadway on a 60-foot right-of-way. The proposed westerly face of curb is to be located 40 feet from the easterly face of curb, with a 750-foot radius, per Job Order 5-179-91. Highway right-of-way widening, 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.

Sediment Control:

Development of this property through stripping, grading and stabilization would result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

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

Storm Drains (Cont'd)

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 is a public 12-inch water main and public 8-inch sanitary sewerage in North Point Road; and, there are public 24 and 30-inch water mains in North Point Boulevard.

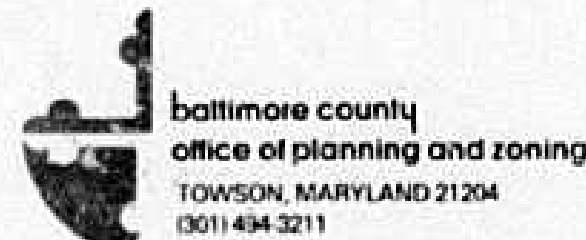
Very truly yours,

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

END:EAM:FWR:ss

cc: J. Trenner
J. Somers

E-SW Key Sheet
11 SE 28 & 29 Pos. Sheets
SE 3 G & H Topo
104 Tax Map



LESLIE H. GRAEF
DIRECTOR

March 5, 1979

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 #154, Zoning Advisory Committee Meeting, January 16, 1979, are as follows:

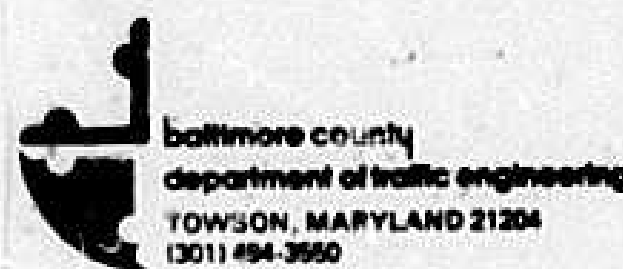
Property Owner: Twin City Supply, Inc.
Location: NE/S North Point Blvd 566.46' NW E. Battle Grove Road
Existing Zoning: M.L.-I.M. and M.L. C.S.1
Proposed Zoning: Variance to permit a rear setback of 2' in lieu of the required 30'
Acres:
District: 15th

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 type of landscaping should be specified.

Very truly yours,

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



STEPHEN E. COLLINS
DIRECTOR

March 12, 1979

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

Item No. 154 - ZAC - January 16, 1979
Property Owner: Twin City Supply, Inc.
Location: NE/S North Point Blvd. 566.46' NW E. Battle Grove Rd
Existing Zoning: M.L.-I.M. & M.L.-C.S.1
Proposed Zoning: Variance to permit a rear setback of 2' in lieu of the required 30'.

Acres:
District: 15th

Dear Mr. DiNenna:

No traffic problems are anticipated by this requested variance to the rear setbacks.

Both entrances will be subject to the State Highway Administration's approval.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd



Hermann K. Intemann
Secretary
M. S. Catdrin
Administrator

January 18, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, 1-16-79
ITEM: 154.
Property Owner: Twin City Supply, Inc.
Location: NE/S North Point Blvd. (Route 151) 566.46' NW E. Battle Grove Road. Also fronts on Old North Point Rd.
Existing Zoning: M.L.-I.M. & M.L.-C.S.1
Proposed Zoning: Variance to permit a rear setback of 2' in lieu of the required 30'.
Acres
District: 15th

Dear Mr. DiNenna:

The plan must clearly indicate standard concrete curb along the entire frontage on both highways. There must be a minimum of 5' tangent from the property line to the beginning of the radius return into the entrance.

The plan must indicate existing and proposed storm drains along North Point Blvd.

There is a 60' right of way proposed for Old North Point Road that must be indicated.

The plan must be revised prior to a hearing date being assigned.

Very truly yours,

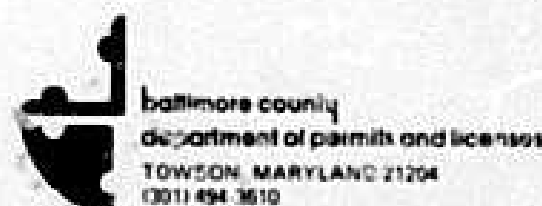
Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

CL:JEM:vrd

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



JOHN D. SEIFFERT
DIRECTOR

January 25, 1979

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

Dear Mr. DiNenna:

Comments on Item #154 Zoning Advisory Committee Meeting, January 16, 1979 are as follows:

Property Owner: Twin City Supply, Inc.
Location: NE/S North Point Blvd. - 566.46' NW W. Battle Grove Road
Existing Zoning: M.L.-I.M. & M.L.-C.S.1
Proposed Zoning: Variance to permit a rear setback of 2' in lieu of the required 30'.

Acres:
District: 15th

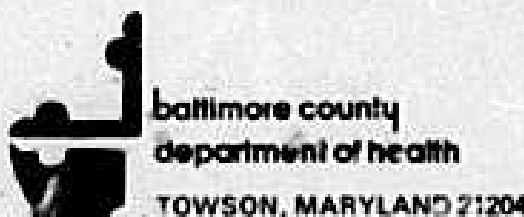
The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 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 _____ 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.
- X 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.
- A. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- 1. No Comment.
- X J. Comment: Type construction will determine fire rating of rear wall, there could be exit problems with the design with a 2'-0" setback. Compliance with the Handicapped Code is not reflected by site plan. Rear wall may require fire access panels or equivalent roof access.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:ffj



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

February 5, 1979

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

Dear Mr. DiNenna:

Comments on Item #154, Zoning Advisory Committee Meeting of January 16, 1979, are as follows:

Property Owner: Twin City Supply, Inc.
Location: NE/S North Point Blvd. 566.46' NW E. Battle Grove Rd.
Existing Zoning: M.L.-I.M. & M.L.-C.S.1
Proposed Zoning: Variance to permit a rear setback of 2' in lieu of the required 30'.

Acres:
District: 15th

Metropolitan water and sewer are available.

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

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

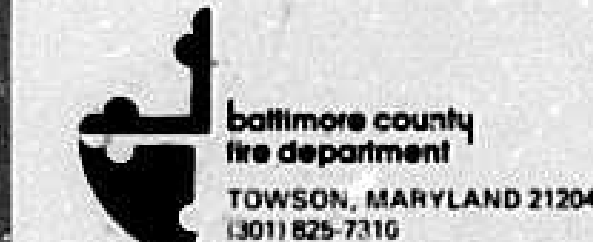
A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

Very truly yours,

Ian J. Foxworth
Ian J. Foxworth, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJR/JHE

cc: J. J. Mista
W. L. Phillips



Paul H. Heinicke
CHIEF

January 24, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Twin City Supply, Inc.

Location: NE/S North Point Blvd. 566.46' NW E. Battle Grove Rd.

Item No. 154 Zoning Agenda Meeting of 1/16/79

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.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Submitted site plan fails to show fire hydrants along North Point Rd. & North Point Blvd.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle load and 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. Any construction in excess of 7000 sq. ft. will have to be.
- (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", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. McFarland*
Special Inspection Division

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 18, 1979

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

Z.A.C. Meeting of: January 16, 1979

RE: Item No: 154
Property Owner: Twin City Supply, Inc.
Location: NE/S North Point Blvd. 566.46' NW E. Battle Grove Rd.
Present Zoning: M.L.-I.M. & M.L.-C.S.1
Proposed Zoning: Variance to permit a rear setback of 2' in lieu of the required 30'.

District: 15th
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH M. MCCORMAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS B. BOTTSBARI

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
RUSBA. S. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORFICK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 28 day of

Dec 1978. Filing Fee \$ 25.00. Received Check

Cash

Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Twin City Supply Inc. Submitted by Erinanne Florio

Petitioner's Attorney _____ Reviewed by EDS

* 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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>EDS</u>	Revised Plans:									
	Change in outline or description <u>Yes</u>									
	<u>No</u>									
Previous case: _____	Map # _____									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 3/11/79
Posted for: Notice of Variance
Petitioner: Twin City Supply Inc.
Location of property: N.E. 1/4 North Point Blvd., 566.46'
N.W. 1/4 East Battle Grove Rd.
Location of Signs: Opposing North (N. Blvd.) facing North
at rd.
Remarks: _____
Posted by Sam Coleman Date of return: 3/11/79
Signature _____

2 signs

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 5/12/79
Posted for: Board of Appeals
Petitioner: Twin City Supply Inc.
Location of property: N.E. 1/4 North Point Blvd., 566.46'
N.W. East Battle Grove Rd.
Location of Signs: Board of Appeals facing N.E. Blvd.,
@ back of property facing N.W. Rd.
Remarks: _____
Posted by Sam Coleman Date of return: 5/12/79
Signature _____

2 signs



TOWSON, MD. 21204 March 9, 1979

THIS IS TO CERTIFY that the annexed advertisement of
PETITION FOR VARIANCE-TWIN CITY SUPPLY 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
9 day of March 19 79, that is to say, the same
was inserted in the issues of March 8, 1979.

STROMBERG PUBLICATIONS, INC.

BY Laura T. Pannibaker

PETITION FOR VARIANCE
15th DISTRICT

NOTING: Petition for Variance
for rear yard setback
LOCATION: Northeast side of
North Point Boulevard, 566.46 feet
Northwest of East Battle Grove
Road.
DATE & TIME: Monday, March 26,
1979 at 11:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning/Deputy Zoning Com-
missioner of Baltimore County, by
authority of the Zoning Act and
Regulations of Baltimore County,
will hold a public hearing.
Petition for Variance to permit a
rear yard setback of 2 ft. in lieu
of the required 30 feet.
The Zoning Regulations to be ex-
cepted as follows:
Section 256.2 (256.2)-rear yard set-
back.
All that parcel of land in the Fif-
teenth District of Baltimore Coun-
ty

beginning for the second corner,
on the northeast side of North
Point Blvd. at the distance of 566.46
feet northwesterly along the north-
east side of North Point Blvd. from
the intersection of the northeast
side of North Point Blvd. 150 feet
wide with the northwest side of East
Battle Grove Avenue 30 feet wide
and running thence bearing on the
northwest side of North Point Blvd.
north 12 degrees 30 minutes west 118
feet thence leaving North Point
Blvd. for new division line through
the land of said grantors, as follows:
north 78 degrees 47 minutes east
488.49 feet to the west side of North
Point Road thence running and
bearing on the west side of North
Point Blvd. north 16 degrees 30
minutes west 11 feet and thence
running south 78 degrees 12 minutes
west 600.11 feet to the place of be-
ginning, known and designated as
North Point Blvd.
Being the property of Twin City
Supply, Inc. as shown on plat plan
filed with the Zoning Department.
Hearing Date: Monday, March 26,
1979 at 11:00 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.
By order of
S. ERIC DINENNA,
Zoning Commissioner
Mar. 8.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 8, 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 each~~
~~for one time~~ ~~successive weeks~~ before the 26th
day of March 19 79, the ~~first~~ publication
appearing on the 8th day of March
19 79.

THE JEFFERSONIAN,

L. Frank Struthers
Manager.

Cost of Advertisement, \$ _____

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

No. 76202

DATE 12-28-78 ACCOUNT 01-663

AMOUNT 25.00

RECEIVED FROM Erinanne Florio

FOR Special Exception Twin City Supply Inc.

25.00 MS

VALIDATION OR SIGNATURE OF CASHIER

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

No. 78671

DATE May 15, 1979 ACCOUNT 01-662

AMOUNT \$45.00

RECEIVED FROM Thomas L. Hennessy, Regular

FOR Cost of Appeal for Case No. 79-217-A

45.00 MS

VALIDATION OR SIGNATURE OF CASHIER

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

No. 78629

DATE April 11, 1979 ACCOUNT 01-662

AMOUNT \$56.06

RECEIVED FROM E. Florio

FOR Cost of Advertising and Posting Case No. 79-217-A

56.06 MS

VALIDATION OR SIGNATURE OF CASHIER

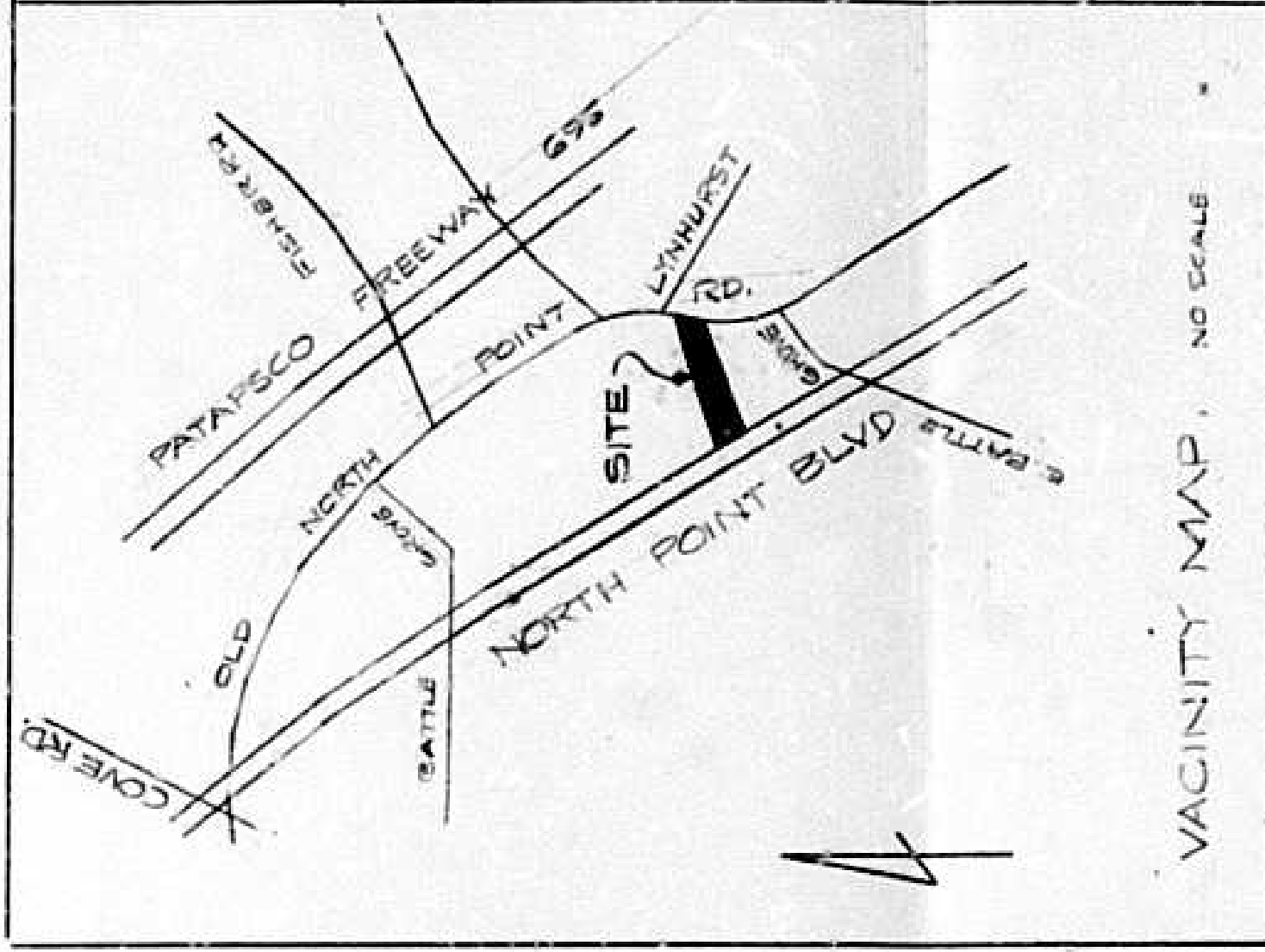
679-217-A

15th District

N.E. 1/4 North Point Blvd.,
566.46' NW East Battle Grove Rd.

Twin City Supply, Inc.

2 SIGNS

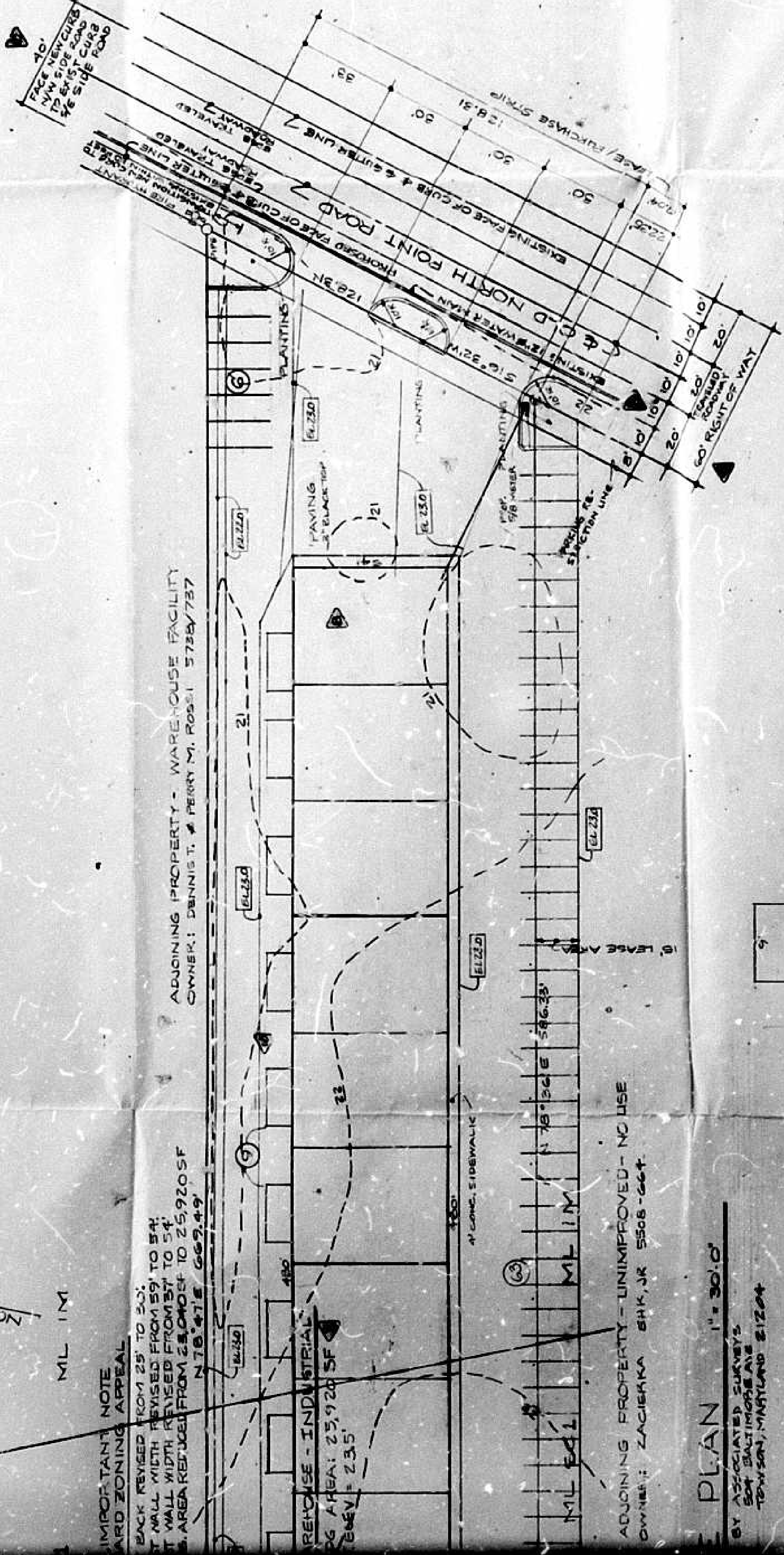


4030 NORTH POINT BLVD.
BALTIMORE, MD. 21222

F L O R I O
WAREHOUSE

OCT 10, 1979
JUNE 11, 1979
REVISIONS 1-10
MADE ON JULY 10, 1979
BY: GRADES REVISOR
JULY 23, 1979
AUG. 25, 1979

DWG 1 OF 4



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 10-11-79
79-217A
C-713-79

REVISIONS REQUIRED PRIOR TO ISSUANCE OF PERMIT

- CHANGE 15' TO 18' CMP. ADD DETAIL OF CURB & GUTTER SECTION TO BE KEPT @ ROAD ENTRANCES. ADD DIMENSION FROM EDGE TRAVELED WAY OF HIGHWAY TO ROADSIDE CURB, BOTH ROADS. RIGHT OF WAY @ OLD NORTH POINT ROAD SHOWN @ 60'-0". CHANGE 50' FRONT YARD SET BACK TO 55' FRONT YARD SET BACK TO ALLOW FOR TRUCK TRAFFIC. ADD DIMENSION TO INDICATE 40'-0" FROM NEW CURB N/W SIDE OF OLD NORTH POINT ROAD TO GRIST CURB @ 1/2 SIDE. CHANGE NORTH SIDE YARD SET BACK FROM 20' TO 25'. CHANGE WIDTH OF BUILDING, WEST END, FROM 54' TO 58'. PARKING LAYOUT (NO CHANGE NEARLY ONLY ADJUSTED LOCATIONS).
- AUG. 6 REVISIONS. CHANGE 5' TO 3' FRONT BLDG TO 4'. LOCATE THE BLDG. IN SCALE. ADD CURB & GUTTER RETURN ALONG NORTH POINT BLVD. R/W LINE.
- AUG. 25, 79 REVISIONS. SIDE YARD SETBACK @ NORTH 7' CHANGED TO 20'-0". PROPERTY SIZE INCREASED; BLDG. SIZE INCREASED; PARKING INCREASED.

15TH DISTRICT

IMPORTANT: REGARD ZONING APPEAL

WHEREAS MR. FLORIO IS DESIROUS OF IN PURSUIT OF A VARIANCE ALLOWING A 25' SETBACK @ THE NORTH 7' AND WHERE AS THIS VARIANCE HAS NOT YET BEEN CLEARED OF OBJECTIONS THESE PERMIT APPLICATION DRAWINGS HAVE BEEN REVISED TO COMPLY WITH THE 30' SETBACK. SHOULD OBJECTIONS TO THE VARIANCE BE CLEARED PRIOR TO CONSTRUCTION, THESE DRAWINGS WILL BE REVISED TO REFLECT THE DESIRED 25' NORTH 7' SETBACK. PLEASE REFER TO CASE 79-217A, ITEM NO. 154.

OBJECTIONS REMOVED PRIOR TO SUBMISSION OF JULY 10, 1979 REVISIONS.

MICROFILMED

