

PETITION FOR ZONING VARIANCE
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 255.1 (238.2) to permit a side yard setback of 15' in lieu 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)

Existing warehouse was destroyed by fire. I hereby request that the new building be erected at same location, thus, allowing the existing building foundations and concrete slab to be reused. This variance would save a great deal of construction expense and construction time, as well as allowing the business to continue with a minimal amount of interruption.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name)	Legal Owner(s): BIG BOY'S WAREHOUSING, INC. EUGENE D. FENNER (Type or Print Name)
Signature	Signature
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner: HOWARD DEMUTH, JR. (Type or Print Name)	412 Pistorio Road Address Baltimore, MD 21229 City and State
Signature	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address 29 Charles Street - 9th Floor Baltimore, Maryland 21201	JEROME SHUMAN Name 1790 Byron Road Address Baltimore, Md. 21208
City and State	Phone No.
Attorney's Telephone No.: 685-5656	4790 Byron Road Address 655-4935 Phone No.

RECEIVED
 AUG 21 1981
 BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS

ORDER RECEIVED FOR FILING
 DATE 8/13/81
 BY [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 1981, 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 13th day of August, 1981, at 10:15 o'clock A.M.

[Signature]
 Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 S/S of Pistorio Rd., 100'
 NE of Knecht Rd., 13th District : OF BALTIMORE COUNTY
 BIG BOY'S WAREHOUSING, INC., : Case No. 82-40-A
 Petitioner

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]
 Peter Max Zimmerman
 Deputy People's Counsel

[Signature]
 John W. Hession, III
 People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 20th day of July, 1981, a copy of the foregoing Order was mailed to Howard DeMuth, Jr., Esquire, 20 S. Charles Street, 9th Floor, Baltimore, Maryland 21201, Attorney for Petitioner.

[Signature]
 John W. Hession, III

Baltimore County
 Department of Traffic Engineering
 Towson, Maryland 21204
 (301) 484-3350

STEFFEN E. COLLINS
 DIRECTOR

August 26, 1981

Mr. William Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Item No. 234 - ZAC - Meeting of June 9, 1981
 Property Owner: Big Boy's Warehousing, Inc.
 Location: S/S Pistorio Road 100' W/E of Knecht Road
 Existing Zoning: ML-1M
 Proposed Zoning: Variance to permit a side yard setback of 15' in lieu of the required 30'.

Acres: 2.30
 District: 13th

Dear Mr. Hammond:

The site plan should show all loading area and loading docks.

[Signature]
 Michael S. Flanigan
 Traffic Engineering Associate II

MSF/jem

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
 Zoning Commissioner
 Norman E. Gerber, Director
 Office of Planning and Zoning

Date: July 27, 1981

FROM: [Signature]

SUBJECT: Petition No. 82-40-A, Item 234

Petition for Variance
 South side of Pistorio Road, 100 ft. Northeast of Knecht Rd.
 Petitioner- Big Boy's Warehousing, Inc.

Thirteenth District
 HEARING: Thursday, August 13, 1981 (10:15 A.M.)

After reviewing the subject petition file, this office fails to see any hardship or practical difficulty.

[Signature]
 Norman E. Gerber, Director
 Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

o/o
 Nicholas B. Commodari
 Chairman

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

July 30, 1981

Howard DeMuth, Jr., Esquire
 20 S. Charles Street
 9th Floor
 Baltimore, Maryland 21201

RE: Item No. 234
 Petitioner - Big Boy's Warehousing, Inc.
 Variance Petition

Dear Mr. DeMuth:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

Because of your proposal to construct an additional warehouse building in the same location as one that was destroyed by fire, this hearing is required. Particular attention should be afforded to the comments of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
[Signature]
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

ENC:bec
 Enclosures
 cc: Jerome Shuman
 1790 Byron Road
 Baltimore, Md. 21208

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL P. E.
 DIRECTOR

July 21, 1981

Mr. William F. Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

RE: Item #234 (1980-1981)
 Property Owner: Big Boy's Warehousing, Inc.
 S/S Pistorio Rd. 100' W/E of Knecht Rd.
 Acres: 2.30 District: 13th

Dear Mr. Hammond:

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.

Highways:
 Pistorio Road, an existing public road, is proposed to be improved in the future as a 44-foot closed section roadway on a 60-foot right-of-way (See Drawing #59-2502, File 5).

Angela Avenue, if improved in the future as a public road will be as a 40-foot closed section roadway on a 60-foot right-of-way, with a fillet area for sight distance at the Pistorio Road intersection.

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

Sediment Control:
 Development of this property through stripping, 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 stripping of top soil.

Storm Drains:
 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.

Item #234 (1980-1981)
 Property Owner: Big Boy's Warehousing, Inc.
 Page 2
 July 21, 1981

Water and Sanitary Sewer:

There is a 10-inch public water main and 8-inch public sanitary sewerage in Pistorio Road.

Very truly yours,
[Signature]
 ROBERT A. WORTON, P.E., Chief
 Bureau of Public Services

RAM:DAH:FW:iss
 cc: Jack Wimbley
 John Trenner
 G-54 Key Sheet
 14 SW 13 & 14 Pos. Sheets
 SW 4 D Topo
 101 Tax Map

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this 9th day of July, 1981.

[Signature]
 WILLIAM F. HAMMOND
 Zoning Commissioner

Petitioner: Big Boy's Warehousing, Inc.
 Petitioner's Attorney: Howard DeMuth, Jr., Esq.
 Reviewed by: *[Signature]*
 Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

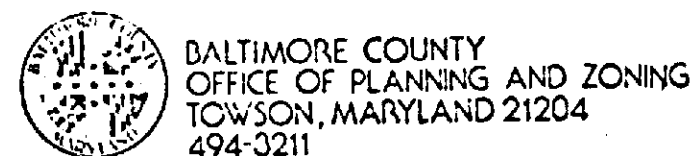
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Deputy
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of September, 1981, that the herein Petition for Variance(s) to permit a side yard setback of 15 feet in lieu of the required 30 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- The parking requirements and the correct number of employees engaged in the warehouse operation, exclusive of office personnel, shall be indicated on the site plan.
- The site plan shall indicate the existing building located at the east corner of the subject property.
- The parking areas, the outside storage of materials, and the location of dumpsters shall be indicated on the site plan.
- A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

Jean M.H. Jung
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE September 2, 1981
BY Jean M.H. Jung
BALTIMORE COUNTY PERMITTING



NORMAN E. GERDER
DIRECTOR

July 29, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisor, Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #234, Zoning Advisory Committee Meeting, June 9, 1981, are as follows:

Property Owner: Big Boy's Warehousing, Inc.
Location: S/S Pistorio Road 100' N/E of Knecht Road
Acres: 2.30
District: 13th

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.

All vehicular maneuvering must be accomplished on site, and not on the public road.

Very truly yours,

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



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

July 16, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 234, Zoning Advisory Committee Meeting of June 9, 1981, are as follows:

Property Owner: Big Boy's Warehousing, Inc.
Location: S/S Pistorio Road 100' N/E of Knecht Road
Existing Zoning: ML-IM
Proposed Zoning: Variance to permit a side yard setback of 15' in lieu of the required 30'.
Acres: 2.30
District: 13th

Metropolitan water and sewer exist.

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 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.

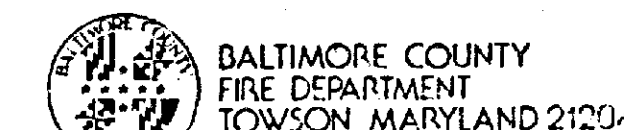
The parking area/s should be surfaced with a dustless, bonding material.

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

Very truly yours,

Ian J. Forrest
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

BHS/mgt



PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Wick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Big Boy's Warehousing, Inc.

Location: S/S Pistorio Road 100' N/E of Knecht Road

Item No.: 234 Zoning Agenda: June 9, 1981

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 300' intervals along the Pistorio Road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

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

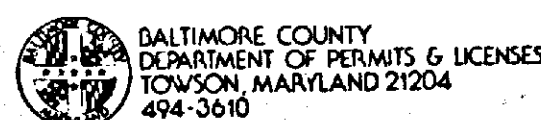
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWED BY: *Robert M. Kelly* July 14, 1981
Noted and Approved: *George M. Hammond*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR

July 2, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #234, Zoning Advisory Committee Meeting, June 9, 1981 are as follows:

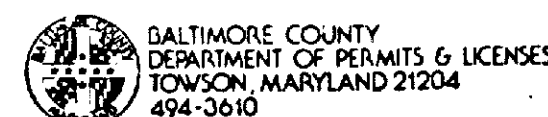
Property Owner: Big Boy's Warehousing, Inc.
Location: S/S Pistorio Road 100' N/E of Knecht Road
Existing Zoning: ML-IM
Proposed Zoning: Variance to permit a side yard setback of 15' in lieu of the required 30'.
Acres: 2.30
District: 13th

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
 - A building/_____ permit shall be required before beginning construction.
 - Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
 - Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
 - In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry fire wall is required if construction is on the lot line.
 - Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
 - A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
 - Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
 - Comments: A Professional Structural Engineer registered in Maryland shall sign and seal all drawings and inspect and certify the existing foundation wall when applying for a permit. Plan shall show compliance to the Handicapped Code.
- NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj



TED ZALESKI, JR.
DIRECTOR

July 6, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #234, Zoning Advisory Committee Meeting, July 7, 1981 are as follows:

Property Owner: Big Boy's Warehousing, Inc.
Location: S/S Pistorio Road 100' N/E of Knecht Road
Existing Zoning: ML-IM
Proposed Zoning: Variance to permit a side yard setback of 15' in lieu of the required 30'.
Acres: 2.30
District: 13th

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- A building/_____ permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry fire wall is required if construction is on the lot line.
- Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- Comments: Compliance to the handicap codes is not indicated, show parking, signs, curb cuts, building access, etc., other comments shall be applicable.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari
TO: Zoning Advisory Committee Date: June 10, 1981
Sharon M. Caplan
FROM: Economic Development Commission

SUBJECT: Item #234 - Property Owner: Big Boy's Warehousing, Inc.
Location: S/S Pistorio Road 100' N/E of Knecht Road
Existing Zoning: ML-IM
Proposed Zoning: Variance to permit a side yard setback of 15' 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.

Sharon M. Caplan
SHARON M. CAPLAN

SMC:tjt

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: June 8, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 9, 1981

RE: Item No: 229, 230, 231, 232, 233, 234, 235, 236, 237, 238
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wick Commodari
Wick Commodari, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Date: July 27, 1981
SUBJECT: Petition No. 82-40-A Item 234

Petition for Variance
South side of Pistorio Road, 100 ft. Northeast of Knecht Rd
Petitioner- Big Boy's Warehousing, Inc.

Thirteenth District

HEARING: Thursday, August 13, 1981 (10:15 A.M.)

After reviewing the subject petition file, this office fails to see any hardship or practical difficulty.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

PETITION FOR VARIANCE

13th DISTRICT

ZONING: Petition for Variance
LOCATION: South side of Pistorio Road, 100 ft. Northeast of Knecht Rd.
DATE & TIME: Thursday, August 13, 1981 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner 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 side yard setback of 15' in lieu of the required 30'.

The Zoning Regulation to be exempted as follows:
Section 255.1 (238.2) - Minimum side yard setback in an M. L. -I.M. Zone
All that parcel of land in the Thirteenth District of Baltimore County

Being the property of Big Boy's Warehousing, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, August 13, 1981 at 10:15 A.M.,
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

July 29, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #234, Zoning Advisory Committee Meeting, June 9, 1981, are as follows:

Property Owner: Big Boy's Warehousing, Inc.
Location: S/S Pistorio Road 100' N/E of Knecht Road
Acres: 2.30
District: 13th

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.

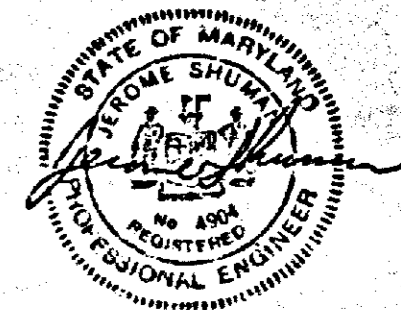
All vehicular maneuvering must be accomplished on site, and not on the public road.

Very truly yours,

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

PROPERTY DESCRIPTION

4412 PISTORIO ROAD, BALTIMORE COUNTY, MARYLAND
BEGINNING at a point approximately 100' northeast of the intersection of Knecht and Pistorio Roads and on the south side of Pistorio Road, being the northwest corner of said property and running N 52° 30' E 295.00' to a point at the intersection of Pistorio Road and Angela Avenue, then S 37° 30' E 340.00', then S 52° 30' W 295.00' then N 37° 30' W 340.00' to the point of beginning. The area of the property being 2.30 acres.



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 26 day of July, 1981.

Filing Fee: \$ 25 Received: Check

William E. Hammond, Zoning Commissioner

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

No. 096950
DATE 7/13/81 ACCOUNT 01-662

AMOUNT \$25.00

Porter Brothers, Inc.
Filing Fee for Case #82-40-A

AMOUNT \$25.00

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 30, 1981

Howard DeMuth, Jr., Esquire
20 S. Charles Street - 9th Floor
Baltimore, Maryland 21201

RE: Petition for Variance
S/s Pistorio Rd., 100' NE of Knecht Rd.
Big Boys Warehousing, Inc. - Petitioner
Case #82-40-A

Dear Mr. DeMuth:

This is to advise you that \$49.40 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 100436

DATE 8/7/81 ACCOUNT 01-662

AMOUNT \$49.40

Big Boy's Warehousing Service, Inc.
Posting & Advertising of Case #82-40-A

AMOUNT \$49.40

VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR VARIANCE
13th DISTRICT
ZONING Petition for Variance
LOCATION: South side of Pistorio Road, 100 ft. Northeast of Knecht Rd.
DATE & TIME: Thursday, August 13, 1981 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner 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 side yard setback of 15' in lieu of the required 30'.
The Zoning Regulation to be exempted as follows:
Section 255.1 (238.2) - Minimum side yard setback in an M.L.M. Zone
All that parcel of land in the Thirteenth District of Baltimore County, Maryland
BEGINNING at a point approximately 100' northeast of the intersection of Knecht and Pistorio Roads and on the south side of Pistorio Road, being the northwest corner of said property and running N 52° 30' E 295.00' to a point at the intersection of Pistorio Road and Angela Avenue, then S 37° 30' E 340.00', then S 52° 30' W 295.00' then N 37° 30' W 340.00' to the point of beginning. The area of the property being 2.30 acres.
The area of the property being 2.30 acres.
Hearing Date: Thursday, August 13, 1981 at 10:15 A.M.

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Variance - Big Bay's Warehouse

was inserted in the following:

- Calonsville Times
Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for One successive weeks before the 30th day of July 1981, that is to say, the same was inserted in the issues of July 23, 1981

COLUMBIA PUBLISHING CORP.

by J. L. Stevenson

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

1981

CERTIFICATE OF PUBLICATION

TOWSON, MD, July 23, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one (1) successive weeks before the 30th day of July, 1981, the first publication appearing on the 23rd day of July, 1981.

THE JEFFERSONIAN,
S. Frank Stewart
Manager.

Cost of Advertisement, \$

PETITION FOR VARIANCE
13th DISTRICT
ZONING Petition for Variance
LOCATION: South side of Pistorio Road, 100 ft. Northeast of Knecht Rd.
DATE & TIME: Thursday, August 13, 1981 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner 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 side yard setback of 15' in lieu of the required 30'.
The Zoning Regulation to be exempted as follows:
Section 255.1 (238.2) - Minimum side yard setback in an M.L.M. Zone
All that parcel of land in the Thirteenth District of Baltimore County, Maryland
BEGINNING at a point approximately 100' northeast of the intersection of Knecht and Pistorio Roads and on the south side of Pistorio Road, being the northwest corner of said property and running N 52° 30' E 295.00' to a point at the intersection of Pistorio Road and Angela Avenue, then S 37° 30' E 340.00', then S 52° 30' W 295.00' then N 37° 30' W 340.00' to the point of beginning. The area of the property being 2.30 acres.
The area of the property being 2.30 acres.
Hearing Date: Thursday, August 13, 1981 at 10:15 A.M.

PORTER BROS. INC.

General Contractors
140 BACK RIVER NECK ROAD
BALTIMORE, MARYLAND 21221
TELEPHONE AREA CODE 301
686-5440
686-1889

COMMERCIAL & INDUSTRIAL BUILDERS

August 5, 1981

Big Boy Warehousing
4312 Pistorio Road
Baltimore, MD 21229

ATTN: Mr. Edward B. Farmer RE: Proposed Warehouse
4412 Pistorio Road

Gentlemen:

Per your request, listed below please find Porter Bros., Inc. cost proposal for additional cost involved in the construction of the above referenced project should Baltimore County disapprove your building variance request.

GENERAL CONDITIONS-----	\$ 3,000.00
Supervision, equipment, etc.	
SITE WORK-----	\$ 12,566.00
Demolition, excavation, sediment control.	
CONCRETE FOUNDATIONS-----	\$ 3,726.00
CONCRETE ON GRADE-----	\$ 3,846.00
MASONRY-----	\$ 6,000.00

Per sketch B

PORTER BROS. INC.

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COMMERCIAL & INDUSTRIAL BUILDERS

PAGE TWO

ARCHITECTURAL AND ENGINEERING SERVICES-----	\$ 2,500.00
SUB-TOTAL OF COST-----	\$ 31,638.00
Contractor's Overhead and Fee-----	\$ 4,746.00
Insurances-----	\$ 146.00
TOTAL ADDITIONAL COST-----	\$ 36,530.00

Hoping the above is satisfactory, we remain...

Respectfully yours,

PORTER BROS., INC.

Jacob L. Conn
Estimator/Engineering

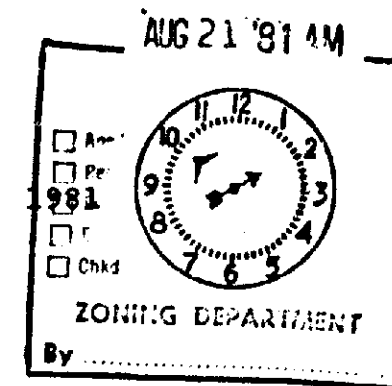
JLC/bc

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting July 27, 1981
Posted for: Variance
Petitioner: Big Boy's Warehousing, Inc.
Location of property: S. Pistorio Road, 100' N.E. of Knecht Rd.
Location of Signs: South side of Pistorio Road, approx. 350' east of Knecht Avenue
Remarks:
Posted by: A.D. DeMuth Date of return: July 31, 1981
Number of Signs: 7

9/1/81

HOWARD E. DEMUTH, JR.
ATTORNEY AT LAW
SUN LIFE BUILDING - 9TH FLOOR
20 S. CHARLES STREET
BALTIMORE, MARYLAND 21201
689-5656



August 20,

Ms. Jean Marie Jung
Deputy Zoning Commissioner
of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

In Re: Case #82-40-A

Dear Ms. Jung:

In response to your request for additional information on the question of practical difficulty with regard to the Petition of Big Boy's Warehousing, Inc. for a variance to permit a side yard setback of 15' in lieu of the required 30', I submit herein the following information:

It should be remembered at the outset that Petitioner simply desires to build a new warehouse on the same site and location where a previous building was situated for many years until destroyed by fire several years ago. There apparently is no evidence that this prior structure posed any problems or danger to this location or the neighborhood.

To require the Petitioner to set its proposed building back another 15 feet will result in revised plans and drawings being prepared, which in turn will delay the start of construction. This presents a practical difficulty to the Petitioner because it is important that this new warehouse facility be completed as soon as possible so as to enable the Petitioner to handle the increased volume of business. Any additional delay could seriously jeopardize the foreign import business which the Petitioner has developed.

If the new warehouse is required to be moved an additional 15 feet, there is the problem that the existing concrete ramp would not be as useful as a practical matter so that it would place another obstacle in the Petitioner's desire to erect a warehouse that is efficient and economical to build.

To locate the new warehouse on the same foundation as the previous building will not in anyway adversely affect the general welfare, health or safety of the area. The Petitioner owns all the property on the Knecht Avenue side of the property and the other side, where the 15 foot setback would exist, is bounded by Angela Avenue, which is a dead end dirt-gravel road for which there is obviously no practical justification for opening or extending, and carries no thru traffic.

August 20, 1981

Ms. Jean Marie Jung
Deputy Zoning Commissioner
of Baltimore County

On the other hand, if this Petition is denied and the proposed structure is abandoned, there would be a detrimental effect on the general welfare, health and safety of the area because additional new business would be lost with all of its side effects. As was stated in the Inter-office correspondence from the Economic Development Commission, "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". In a time of high unemployment, high interest rates and declining building permits, what better way to contribute to a solution of these problems than to grant the within Petition for a variance of 15 feet. To deny this Petition would be an unwarranted and unjustified refusal of progress and improvement for everyone involved.

As was testified at the Hearing, the Petitioner is now using other leased locations in which to store the equipment and this presents both a security problem and an employment problem in not having a centralized operation. It also creates a monetary problem, all of which will be eliminated if the proposed warehouse is built.

By moving the new warehouse over another 15 feet, the remaining work area on the Knecht Avenue side of the property will be restricted to this extent and this will present another practical difficulty to the Petitioner.

All other concerns can be protected and put to rest by the requirements of the application for a building permit.

Very truly,
Howard E. DeMuth, Jr.

HDeM, Jr/mej

Howard DeMuth, Jr., Esquire
20 South Charles Street (9th Floor)
Baltimore, Maryland 21201

July 14, 1981

NOTICE OF HEARING

RE: Petition for Variance
S/s Pistorio Rd., 100' NE of Knecht Rd.
Big Boy's Warehousing, Inc. - Petitioner
Case #82-40-A

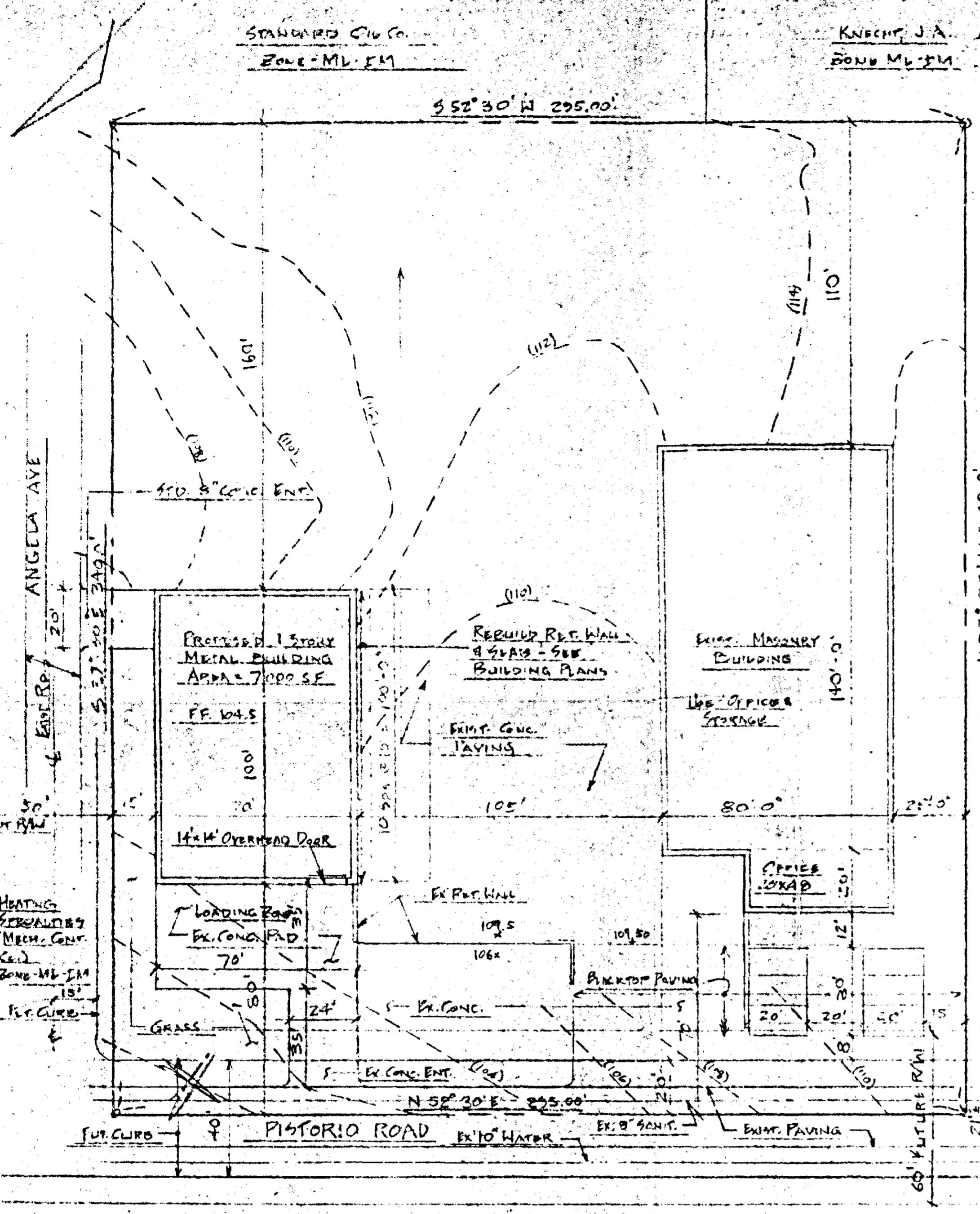
TIME: 10:15 A.M.

DATE: Thursday, August 13, 1981

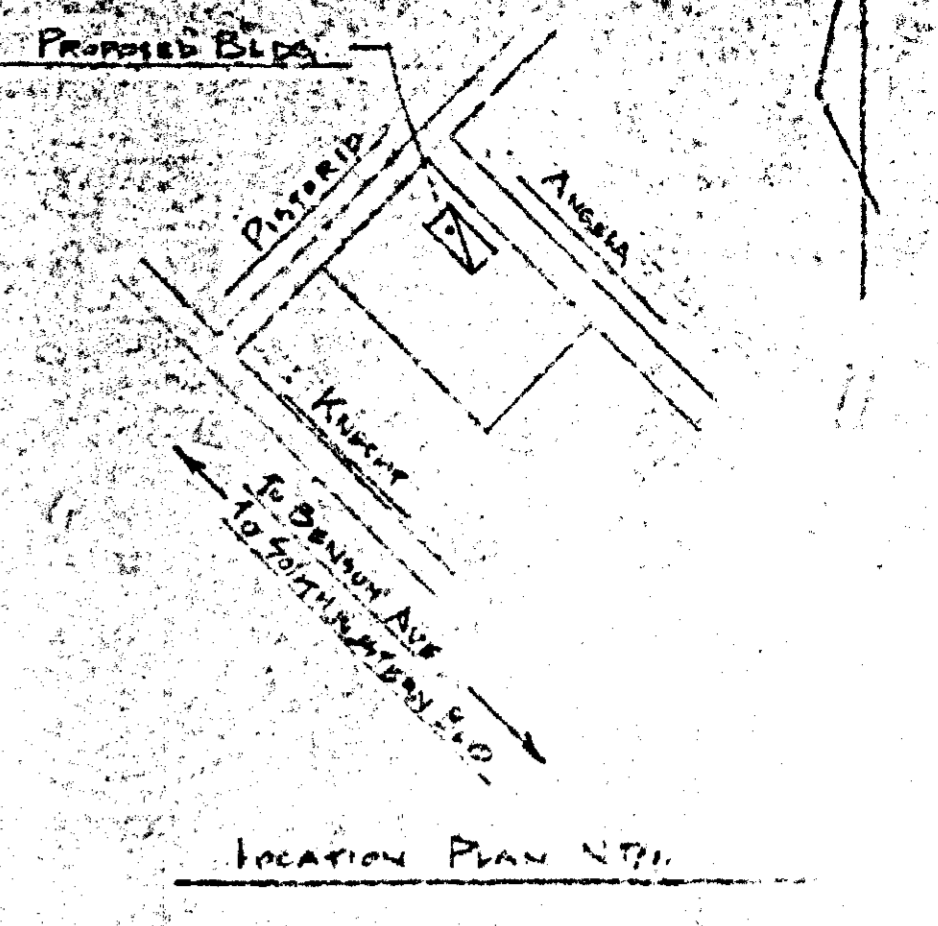
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY





W.M. ALUM. CO.
 Zone ML-EM
 SITE PLAN 1430'



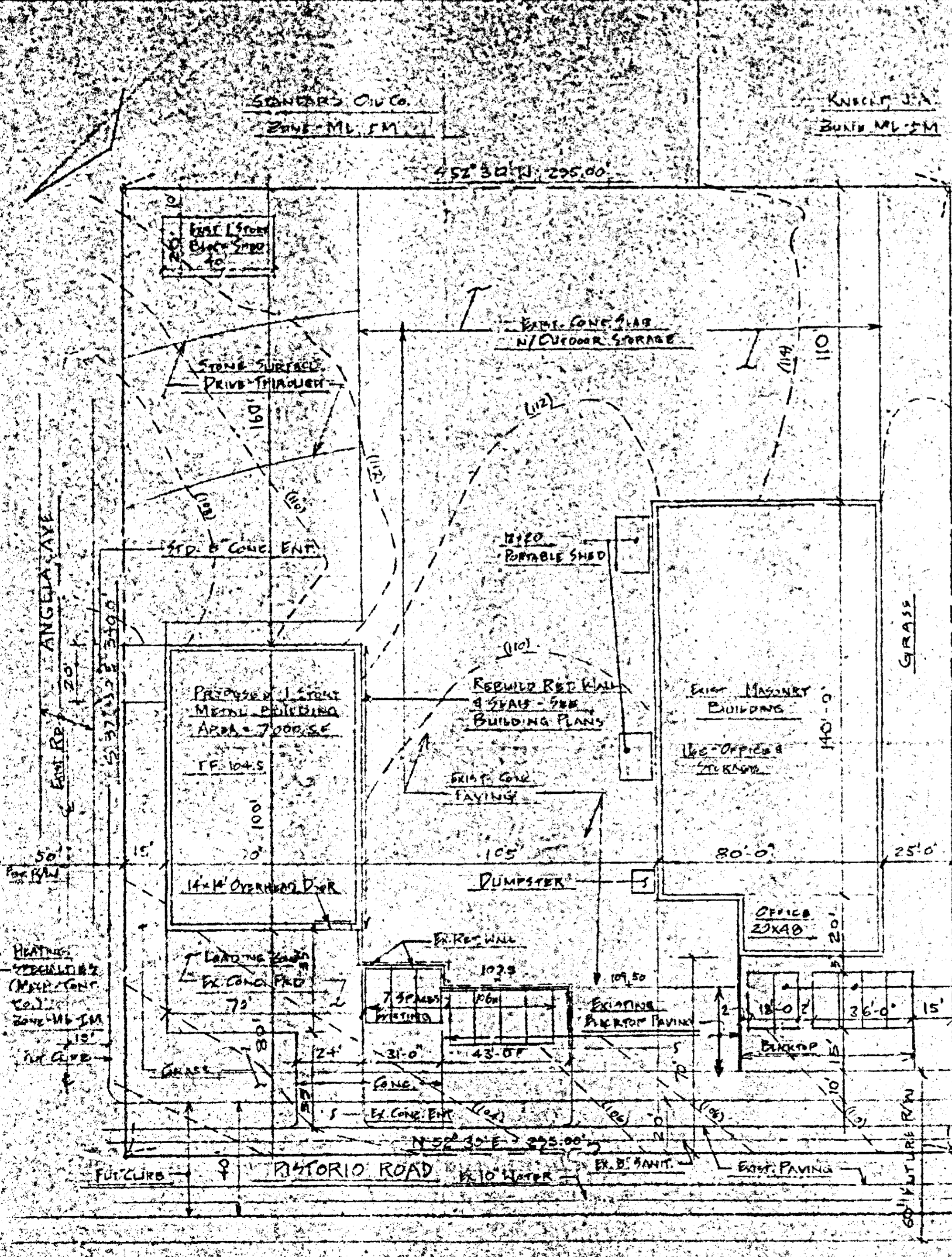
- GENERAL NOTES
1. ZONING - ML-EM
 2. PROPOSED BUILDING TO BE BUILT ON FOUNDATIONS OF FORMER BUILDING
 3. USE: STORAGE - LOW HAZARD - EQUIPMENT & HEAVY MACHINERY
 4. NUMBER OF EMPLOYEES = 10
 5. PARKING: 10/15 = 33 SPACES
OFFICE: 1000/100 = 3.2 SPACES
TOTAL REQUIRED = 6.5
PROVIDED = 15 SPACES
IN LIEU OF 30'
 6. 15th ELECTION DISTRICT
 7. NO LOADING OR UNLOADING IN STREET - USE LOADING ZONE SHOWN AT OVERHEAD DOOR

REVISED PLANS
 JUN 20 2008

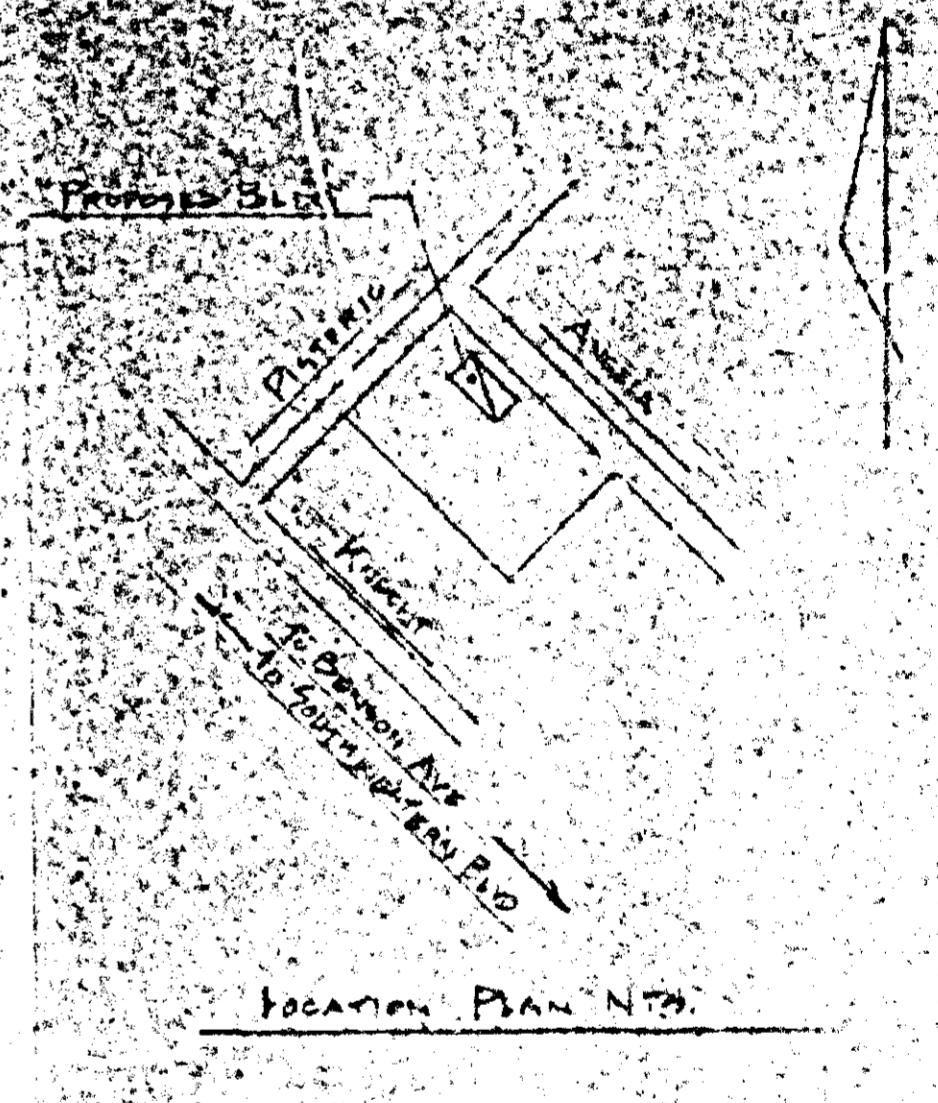
JTB #231
 PETITION FOR VARIANCE
 15' SIDE SETBACK IN LIEU OF 30'
 PROPOSED BUILDING FOR
 BIG BOY WAREHOUSING, INC.
 4412 PISTORIO ROAD

JEROME SHUMAN
 Consulting Engineer
 4790 Byan Road
 Pikesville, MD, 21208

DATE: MAY 01
 DRAW: SP-1
 513-51



W.M. ALUM. CO.
 Zone ML-EM
 SITE PLAN 1500'



- GENERAL NOTES
1. ZONING - ML-EM
 2. PROPOSED BUILDING TO BE BUILT ON FOUNDATIONS OF FORMER BUILDING
 3. USE: STORAGE - LOW HAZARD - EQUIPMENT & HEAVY MACHINERY
 4. NUMBER OF EMPLOYEES = 20 AND 6 OFFICES = 26
 5. PARKING: 10/15 = 33 SPACES
OFFICE: 1000/100 = 3.2 SPACES
TOTAL REQUIRED = 11.9
PROVIDED = 15 SPACES
IN LIEU OF 30'
 6. 15th ELECTION DISTRICT
 7. NO LOADING OR UNLOADING IN STREET - USE LOADING ZONE SHOWN AT OVERHEAD DOOR

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 10/23/08
 JAMES S. LANE
 ZONING COMMISSIONER
 DATE: 10/20/08
 C-1395-81

REVISIONS: 01/01 - REVISE PARKING TO SHOW EXISTING. NOT PROPOSED AS FORMERLY SHOWN AND EXISTING SWAP & PORTABLE SHEDS
 REFER TO ZONING VARIANCE PETITION, CASE 82-40A

PROPOSED BUILDING FOR
 BIG BOY WAREHOUSING, INC.
 4412 PISTORIO ROAD

JEROME SHUMAN
 Consulting Engineer
 4790 Byan Road
 Pikesville, MD, 21208

DATE: SEP 08
 DRAW: SP-1
 1170

STANESKY CIVIL CO.
ENGINE - M.L.F.M.

KNIGHT J.A.
ENGINE - M.L.F.M.

452°30' W 205.00'

First Floor
Essex Shop
40'

STONE SURFACE
DRIVE THROUGH

Expt. CONC. 4.13
N/OUTDOOR STORAGE

8x20
PORTABLE SHED

FOR USE BY
STORAGE

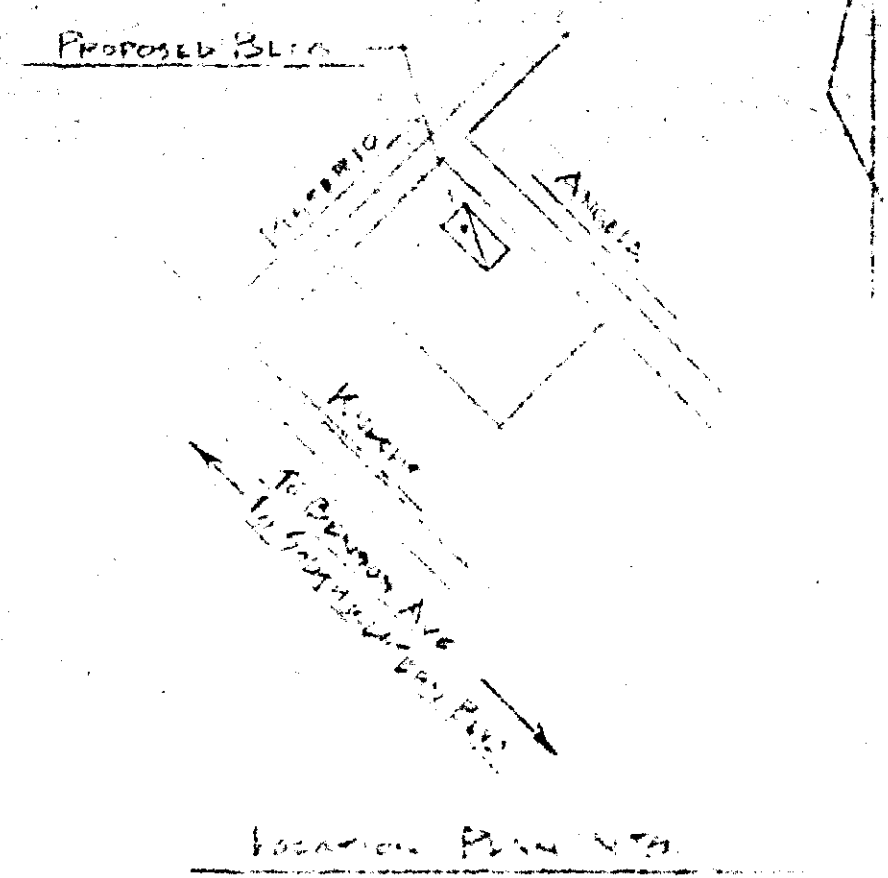
ESSEX SHOP
11x14.5

LOADING DOCK
W/CRANE

PISTONIA ROAD

JEROME SHUMAN
ENGINEER

SITE PLAN 100'



West Essex Co.
Village of
M.L.F.M.

- General Notes:
1. Planning - M.L.F.M.
 2. Proposed Building is 11,146 sq ft in area.
 3. Use - Storage of Farm Equipment & Heavy Machinery.
 4. Number of Employees - 20 Yards + 60 Acres = 20.
 5. Zoning - 2012 - 3.7 Single.
 6. Zoning - 2012 - 3.7 Single.
 7. Zoning - 2012 - 3.7 Single.
 8. Zoning - 2012 - 3.7 Single.
 9. Zoning - 2012 - 3.7 Single.
 10. Zoning - 2012 - 3.7 Single.
 11. Zoning - 2012 - 3.7 Single.
 12. Zoning - 2012 - 3.7 Single.
 13. Zoning - 2012 - 3.7 Single.
 14. Zoning - 2012 - 3.7 Single.
 15. Zoning - 2012 - 3.7 Single.
 16. Zoning - 2012 - 3.7 Single.
 17. Zoning - 2012 - 3.7 Single.
 18. Zoning - 2012 - 3.7 Single.
 19. Zoning - 2012 - 3.7 Single.
 20. Zoning - 2012 - 3.7 Single.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY [Signature]
PLANNING
10/23/81
BY [Signature]
ZONING COMMISSIONER
DATE 10/20/81
82-40A
C-1395-81

1395-81

Planning Board Review Packet to be submitted to the Board for review and approval. The Board will meet on the 1st Tuesday of each month.

Refer to our VA Variance Page on Case # 82-40A

JEROME SHUMAN
ENGINEER
412 PISTONIA ROAD

JEROME SHUMAN
Consulting Engineer
4790 Byron Road
PIKESVILLE, MD. 21208

10/23/81
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