

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 250.2 and .3 to permit a side yard setback of 16 feet and a rear yard setback of 7 feet in lieu of the required 30 feet and 40 feet, respectively.

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

A severe hardship is caused by my current lack of retail, office and warehouse space. This form of expansion is the only way I can expand in an economically feasible manner.

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)
Signature
Address
City and State
Attention for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.
Attorney's Telephone No.:
Address
Phone No.

Legal Owner(s):
Simon B. Weiner
(Type or Print Name)
Signature
Esther P. Weiner
(Type or Print Name)
Signature
6307 Shelrick Drive 398-9109
Address
Baltimore, Maryland 21209
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of July, 1982, 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 2th day of October, 1982, at 9:30 o'clock A.M.

Signature
Zoning Commissioner of Baltimore County.
(over)

Item #22 (1982-1983)
Property Owner: Simon B. & Esther P. Weiner
Page 2
August 19, 1982

General: (Cont'd)

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 22 (1982-1983).

Very truly yours,

Signature
ROBERT A. MCKON, P.E., Chief
Bureau of Public Services

RNM:EW:FW:as

cc: Jack Wimbley

X-SE Key Sheet
63 NW 41 Pos. Sheet
NW 16 K Topo
48 Tax Map

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 28, 1982

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

cc: Nicholas B. Commodari
Chairman

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

Mr. & Mrs. Simon B. Weiner
6307 Shelrick Drive
Baltimore, Maryland 21209

RE: Case #83-89-A (Item No. 22)
Petitioner - Simon Weiner, et ux
Variance Petition

Dear Mr. & Mrs. Weiner:

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.

In view of your proposal to construct an addition to the side of your existing building, this variance hearing for setbacks is required.

Particular attention should be afforded to the comments of the State Highway Administration and Department of Permits and Licenses. If further information is required you may contact Mr. George Wittman at 659-1350 and Mr. Ted Burnham at 494-3987, respectively.

In addition to the above, the site plan should be revised to reflect 42 parking spaces are required and provided.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

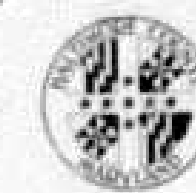
Very truly yours,

Signature
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

RE: Case

Enclosures

cc: Edwin J. Kirby & Assoc.
22 N. Court St.
Westminster, Maryland 21157



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

August 19, 1982

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

Re: Item #22 (1982-1983)
Property Owner: Simon B. & Esther P. Weiner
W/S Reisterstown Rd. 368' N. from centerline
of Chatsworth Ave.
Acres: 1.646 District: 4th

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.

General:

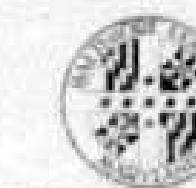
Reisterstown Road (Md. 140) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Baltimore County highway and utility improvements are not directly involved.

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.

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 Developer.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements. During the course of construction on this property, protection must be afforded by the construction for the public sanitary sewerage traversing this property.



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3557

STEPHEN E. COLLINS
DIRECTOR

August 6, 1982

Mr. W. Hammond

It is requested that the plan be revised prior to hearing date.

Very truly yours,

Signature
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:vr

cc: Mr. J. Wimbley

By: George Wittman

August 25, 1982

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

RE: ZAC Meeting of July 27, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 16, 17, 18, 19, 21 and 22.

Very truly yours,

Signature
Michael S. Flanagan
Engineering Associate II

MSP/r1j

Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

August 6, 1982

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 7-27-82
ITEM: #22.
Property Owner: Simon B. & Esther P. Weiner
Location: W/S Reisterstown Rd. (Route 140), 368' N. from centerline of Chatsworth Ave.
Existing Zoning: M.L.R. & B.L.
Proposed Zoning: Variance to permit a side yard setback of 16' and a rear yard setback of 7' in lieu of the required 30' and 40'.
Acres: 1.646
District: 4th

Dear Mr. Hammond:

On review of the revised site plan of July 14, 1982 and field inspection the State Highway Administration finds revisions will be required to the plan.

With the existing entrance only 23' wide, the State Highway Administration will require the existing entrance widened to 35' and be constructed as an in-common access with Union Trust Bank.

A letter of agreement between Union Trust Bank and Maryland China Company must accompany any application for revision to the existing entrance.

If it is not possible to construct an in-common access another option would be the use of a one-way ingress and one way egress as shown on the attached plan.

Any improvement to the highway frontage must be through State Highway Administration access permit.

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 855-0451 D.C. Metro - 1-800-452-5963 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

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~~ not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of November, 1982, that the herein Petition for Variance(s) to permit a side yard setback of 16 feet in lieu of the required 30 feet and a rear yard setback of 7 feet in lieu of the required 40 feet, in accordance with the site plan prepared by Edwin J. Kirby & Associates, revised July 14, 1982, and marked Petitioners' Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated August 6, 1982, and the Department of Permits and Licenses, dated August 16, 1982.
2. A revised site plan, incorporating the restriction set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204
625-7310

PAUL H. REINCKE
CHIEF

September 1, 1982

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Simon B. and Esther P. Weiner

Location: W/S Reisterstown Road 368' N. from centerline of Chatsworth Avenue

Item No.: 22 Zoning Agenda: Meeting of July '77, 1982

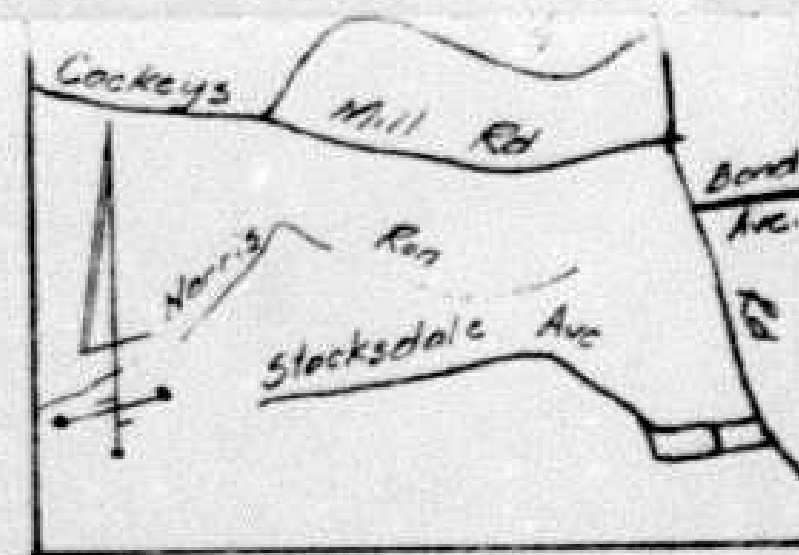
Contentment:

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.

1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site. Second means of vehicle access is required for proposed warehouse.
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.
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: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

JR/nb/cm



VICINITY MAP
Scale: 1" = 2000'

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
W/S of Reisterstown Rd., 368' :
N of Chatsworth Ave., 4th District : OF BALTIMORE COUNTY

SIMON B. WEINER, et ux, : Case No. 83-89-A
Petitioners

TO ENTER APPEARANCE

Mr. Commissioners:

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 therefor, 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 13th day of September, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Simon B. Weiner, 6307 Shelrick Drive, Baltimore, Maryland 21209, Petitioners.

[Signature]
John W. Hession, III



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3000

August 16, 1982

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

Dear Mr. Hammond:

Comments on Item # 22 Zoning Advisory Committee Meeting July 27, 1982

are as follows:

Property Owner: Simon B. & Esther P. Weiner
Location: W/S Reisterstown Road 368' N. from centerline of Chatsworth Ave.
Existing Zoning: M.L.R. & B.L.
Proposed Zoning:

Acres: 1.646
District: 4th

The items checked below are applicable:

- A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- B. A building/ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 4'0" of an adjacent lot line shall be of one hour fire resistive construction. No openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line. See Table 1401, line 3, Section 1407 and Table 1402.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. 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 complies with the height/area requirements of Table 505 and the required construction classification of Table 1401.
- I. Comments The frame portion of the structure shall be separated from the existing retail and office area of masonry and the proposed addition by a 3 hour firewall. Please advise how the area of the building will be made to comply with Section 505.506 and Table 505.

NOTE: These comments reflect only on the information provided by the drawings 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,

[Signature]
Charles E. Burdum, Chief
Plans Review

CEB:rrs

EDWIN J. KIRBY AND ASSOCIATES
PROFESSIONAL LAND SURVEYORS

22 NORTH COURT STREET
WESTMINSTER, MARYLAND 21157
(301) 848-2821
(301) 833-7918

ZONING DESCRIPTION OF THE SIMON B. AND ESTHER P. WEINER PROPERTY, LOCATED ON THE WESTERNMOST SIDE OF REISTERSTOWN ROAD, REISTERSTOWN, DIST. NO. 4 BALTIMORE COUNTY, MARYLAND.

Beginning for the same at an iron pin now set on the westernmost side of Reisterstown Road (66 feet wide) said point being distant 368.00 feet measured in a northerly direction along the abovementioned side of Reisterstown Road from the corner formed by the intersection thereof with the northernmost side of Chatsworth Avenue and running thence as now surveyed and leaving Reisterstown Road (1) North 83 degrees 50 minutes 06 seconds West 251.40 feet, thence (2) South 07 degrees 09 minutes 54 seconds West 82.30 feet, thence (3) North 83 degrees 51 minutes 18 seconds West 233.50 feet, thence (4) North 06 degrees 33 minutes 08 seconds East 131.62 feet, thence (5) North 13 degrees 46 minutes 01 seconds East 62.19 feet, thence (6) South 84 degrees 19 minutes 45 seconds East 477.15 feet to the abovementioned side of Reisterstown Road and thence binding thereon (7) South 06 degrees 06 minutes 59 seconds West 33.00 feet, thence leaving said Road (8) North 84 degrees 53 minutes 01 seconds West 72.50 feet, thence (9) South 06 degrees 06 minutes 59 seconds West 32.00 feet, thence (10) South 84 degrees 53 minutes 01 seconds East 72.50 feet to the abovementioned side of Reisterstown Road and thence binding thereon (11) South 06 degrees 06 minutes 59 seconds West 50.00 feet to the place of beginning.... containing 1.646 acres of land more or less.

May 7, 1982

[Signature]
Edwin J. Kirby, Jr. RS 5481

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Duhal, Superintendent

Towson, Maryland - 21204

Date: July 23, 1982

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

Z.A.C. Meeting of: July 27, 1982

RE: Item No: 16, 17, 18, 19, 20, 21, 22
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,

[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

September 6, 1982

Mr. & Mrs. Simon B. Weiner
6307 Shelrick Drive
Baltimore, Maryland 21209

NOTICE OF HEARING

Re: Petition for Variances
W/S Reisterstown Rd., 368' N of Chatsworth Ave.
Case #83-89-A Item #22

TIME: 9:30 A.M.

DATE: Tuesday, October 5, 1982

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

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Note:
Bearings & Distances for
Zoning purposes only

REISTERSTOWN ROAD
(MAIN STREET) (G.G.N.W.)

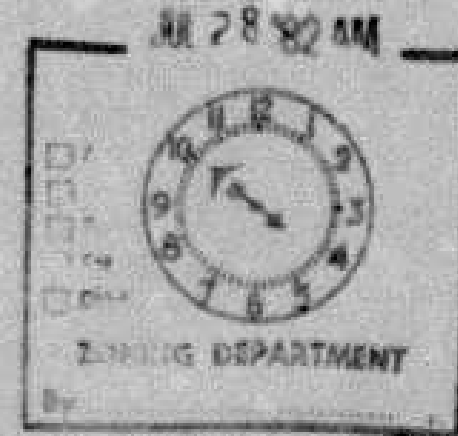
214-8848
A + C + 1/2 in SW
E. = 791.383

12-1072
Net No 2
July 27, 1982

Maryland China Company

54 Main Street Reisterstown, Maryland 21136
(301) 833-5559

July 27, 1982



Mr. William A. Hammond
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Sir:

We are writing in hope that you can arrange for an early hearing on our application for a zoning variance listed as #22 on your agenda in the name of Simon B. Weiner, et al and Esther P. Weiner.

We are desperately in need of additional space as we have totally outgrown our present facilities. Presently, outside space is being rented to handle stock that cannot be put into our present buildings. This is very unsatisfactory, inconvenient, and very costly.

All of our merchandise is imported and ordered 4 to 6 months in advance. Not having anticipated the delay on the part of our engineer in completing necessary papers, these purchases were made with the expectation that our building would be near completion. Once merchandise is ordered, we could not have delayed shipment by our exporters. Consequently, all of these orders arrived with no space for them. We were forced to rent outside space to hold our merchandise, and now this space is filled, and we have the same problem, "no space".

Our offices were originally designed for 3 or 4 people. We now have 9 in our office, and we are literally walking into each other.

The engineer we hired to handle the paper work for the zoning change, presumably started on this project in March. Why it took him so long, I do not know, but the delay has resulted in our missing construction during the Spring, Summer, and possibly the Fall.

Page 2
Mr. William A. Hammond

July 27, 1982

We want to start construction during favorable weather, and hope to avoid running into the Winter months.

We would greatly appreciate your consideration in trying to arrange an early hearing on our application.

Thank you for your prompt attention in this matter.

Sincerely,

Simon B. Weiner
Simon B. Weiner, President
MARYLAND CHINA COMPANY, INC.

SBW:dkl



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 29, 1982

Mr. & Mrs. Simon B. Weiner
6307 Shelrick Drive
Baltimore, Maryland 21209

Re: Petition for Variances
W/S Reisterstown Rd., 368' N of
Chatsworth Ave.
Case #83-89-A Room #22

Dear Mr. & Mrs. Weiner:

This is to advise you that \$79.50 is due for advertising and posting of the above property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Commissioner

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

No. 112301

DATE 10-5-82 ACCOUNT R-01-615-000

AMOUNT \$ 79.50

RECEIVED FROM *Md. China Company*
FOR *Advertising & Posting*
Case # 83-89-A

0 01300000705010 0058A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 28, 1982

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

600
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

Mr. & Mrs. Simon B. Weiner
6307 Shelrick Drive
Baltimore, Maryland 21209

RE: Case #83-89-A (Item No. 22)
Petitioner - Simon Weiner, et ux
Variance Petition

Dear Mr. & Mrs. Weiner:

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.

In view of your proposal to construct an addition to the side of your existing building, this variance hearing for setbacks is required.

Particular attention should be afforded to the comments of the State Highway Administration and Department of Permits and Licenses. If further information is required you may contact Mr. George Wittman at 659-1350 and Mr. Ted Burnham at 694-3987, respectively.

In addition to the above, the site plan should be revised to reflect 42 parking spaces are required and provided.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:cmh

Enclosures

cc: Edwin J. Kirby & Assoc.
22 N. Court St.
Westminster, Maryland 21157



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

August 19, 1982

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

Re: Item #22 (1982-1983)
Property Owner: Simon B. & Esther P. Weiner
W/S Reisterstown Rd. 368' N. from centerline
of Chatsworth Ave.
Acres: 1.646 District: 4th

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.

General:

Reisterstown Road (Md. 140) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road 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.

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Item #22 (1982-1983)
Property Owner: Simon B. & Esther P. Weiner
Page 2
August 19, 1982

General: (Cont'd)

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 22 (1982-1983).

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E.
Bureau of Public Service

RM:ERM:FW:ss

cc: Jack Wimbley

X-SE Key Sheet
63 NW 41 Pos. Sheet
NW 16 X Topo
48 Tax Map

Maryland Department of Transportation

State Highway Administration

Laurel K. Bridwell
Secretary
W. S. Caltrider
Administrator

August 6, 1982

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 7-27-82
ITEM: #22.
Property Owner: Simon B. & Esther P. Weiner
Location: W/S Reisterstown Rd. (Route 140), 368' N. from centerline of Chatsworth Ave
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My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7055 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

August 6, 1982

Mr. W. Hammond

It is requested that the plan be revised prior to hearing date.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

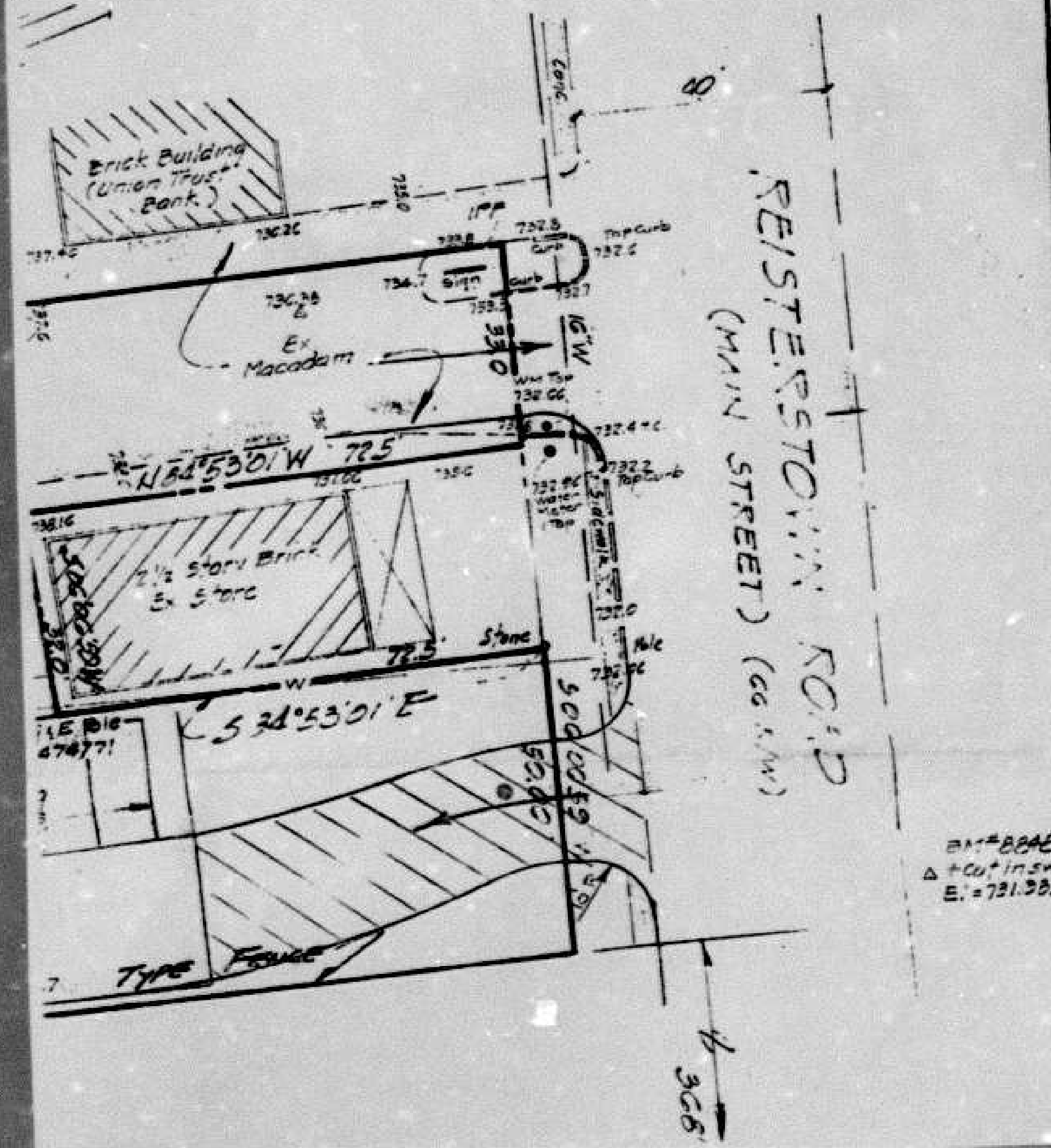
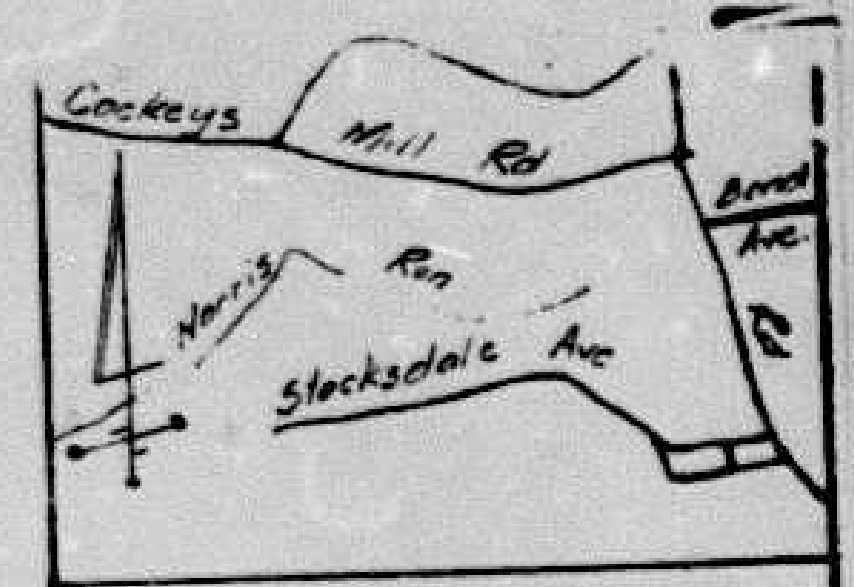
CL:GW:vrdr

cc: Mr. J. Wimbley

By: George Wittman

Note: Bearings & Distances for zoning purposes only

VICINITY MAP
Scale: 1" = 2000'



BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent
Towson, Maryland - 21204

Date: July 23, 1982

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

Z.A.C. Meeting of: July 27, 1982

RE: Item No. 16, 17, 18, 19, 20, 21, 22
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

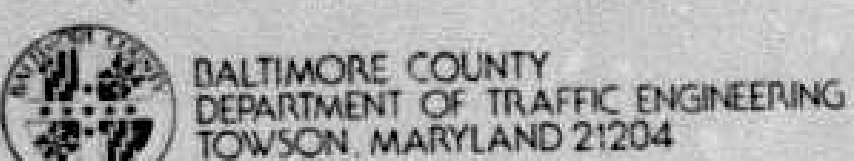
District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

NNP/bp



STEPHEN E. COLLINS
DIRECTOR

August 25, 1982

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

RE: ZAC Meeting of July 27, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 16, 17, 18, 19, 21 and 22.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/r13

PETITION FOR VARIANCES

4th Election District

ZONING: Petition for Variances
LOCATION: West side of Reisterstown Road, 368 ft. North of Chatsworth Avenue
DATE & TIME: Tuesday, October 5, 1982 at 9:30 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 Variances to permit a side yard setback of 16 ft. and a rear yard setback of 7 ft. in lieu of the required 30 ft. and 40 ft., respectively

The Zoning Regulation to be accepted as follows:

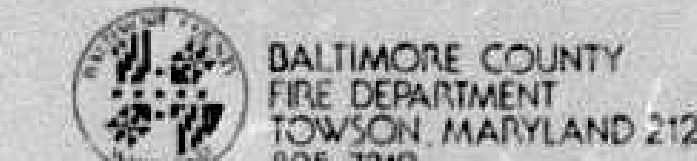
Section 250.2 and 250.3 - side and rear yard setbacks in M.L.R. zone

All that parcel of land in the Fourth District of Baltimore County

Being the property of Simon B. Weiner, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, October 5, 1982 at 9:30 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



PAUL H. RENCKE
CHIEF

September 1, 1982

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Simon B. and Esther P. Weiner

Location: W/S Reisterstown Road 368' N. from centerline of Chatsworth Avenue

Item No.: 22 Zoning Agenda: Meeting of July 27, 1982

Gentlemen:

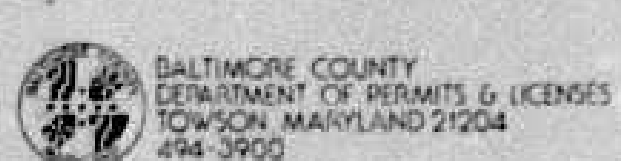
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (X) 2. A second means of vehicle access is required for the site. Second means of vehicle access is required for proposed warehouse.
- () 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. 1-1 "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: *John W. Hession, III* Noted and Approved: *William E. Hammond*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mh/cm

15 BLDG. SPRINKLERED?



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

August 16, 1982

Dear Mr. Hammond:

Comments on Item # 22 Zoning Advisory Committee Meeting July 27, 1982 are as follows:

Property Owner: Simon B. & Esther P. Weiner
Location: W/S Reisterstown Road 368' N. from centerline of Chatsworth Ave.
Proposed Zoning: M.L.R. & B.L.

Address: 1.646
District: 1th

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill L-87 State of Maryland Code for the Handicapped and Aging and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. 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 1'-0" of lot line. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 1107 and Table 1102.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered or Licensed 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 505 and the required construction classification of Table 101.
- X I. Comments: The frame portion of the structure shall be separated from the existing retail and office area of masonry and the proposed addition by 3 hour firewall. Please advise how the area of the building will be made to comply with Section 505.506 and Table 505.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any title. 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

CD/rrd

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: October 26, 1982
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #22 - Simon B. & Esther P. Weiner
- Item #42 - James E. & Cecile Myrick
- Item #44 - Joseph H. Seipp, D.D.S.
- Item #48 - Herbert S.W. & Mary V. Basler
- Item #49 - Donald Ellis
- Item #50 - Wayne Sullivan
- Item #52 - Quality House, Inc.
- Item #55 - Roy & Margaret Bolyard
- Item #56 - Earl R. & Janice C. Jackson, Jr.
- Item #58 - Paul Goodman
- Item #59 - Dorothy Haines
- Item #60 - Margaret Esala, et al
- Item #61 - Primo & Elisa A. China
- Item #63 - Chrysler Overseas Capital Corp.
- Item #64 - Daniel A. & Janice B. Agostino
- Item #67 - Francis W. & Victoria A. Rippel
- Item #68 - D. C. & Elizabeth Poling
- Item #70 - Sarah & Martin Lazarus, L.P.T.
- Item #71 - Roscoe Vandevander
- Item #72 - Jean G. Young, et al
- Item #73 - Helmut G. & Theresa C. Bau

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/eth

83-19-A
10/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 83-89-A
Simon B. Weiner, et ux

Date: September 27, 1982

This office cannot support the subject request in that we fail to see the hardship or practical difficulty.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

UNION TRUST
COMPANY OF MARYLAND

MORRIS A. WISE
REGIONAL VICE PRESIDENT
(301) 432-8173

September 20, 1982

Mr. & Mrs. Simon B. Weiner
Maryland China Company
54 Main Street
Reisterstown, Maryland 21136

Dear Mr. & Mrs. Weiner:

I have examined the variance plat for side and rear setbacks that was prepared by Edwin J. Kirby & Associates for Maryland China Company. As your neighbor, we have no objection to the variances you have requested.

I would like to wish you continued success with your expansion.

Very truly yours,
Morris A. Wise
Morris A. Wise
Regional Vice President

MAW:kdh

PETITIONER'S
EXHIBIT 2

BALTIMORE, MARYLAND 21203

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 19 day of July, 1982.

Filing Fee \$ 100.00

Received: ☒ Check
☐ Cash
☐ Other

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

No. 107959

S. Hammond, Zoning Commissioner

DATE 7/14/82 ACCOUNT 01.662

AMOUNT \$ 100.00

I by Ed Kirby,

wed by uen

I the Petition for assignment of a

RECEIVED FROM Maryland China Co.

FOR Filing Fee for Variances

Petition for Simon B. Weiner

I Ten # 22

6 019*****1000010 0192A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-89-A

District 4th

Date of Posting September 17, 1982

Posted for Variances

Petitioner Simon B. Weiner, et ux

Location of property W/S Reisterstown Road, 368' N of

Chateaufort Avenue

Location of Signs West side of Reisterstown Road, approx.

468' north of Chateaufort Avenue

Remarks:

Posted by S. J. Kirby

Date of return September 24, 1982

Number of Signs: 1

Mr. & Mrs. Simon B. Weiner
6307 Chateaufort Avenue
Baltimore, Maryland 21204

cc: Edwin J. Kirby & Assoc.
29 E. Court St.
Westminster, Md. 21157

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 27th day of July, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Simon B. Weiner, et ux

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITIONER'S EXHIBIT
Maryland China Company
54 Main Street Reisterstown, Maryland 21136
(301) 833-5559

SEPTEMBER, OCTOBER, NOVEMBER 1982
SALES BULLETIN 209

BEST BUYS - LIMITED STOCK



F 3426 - Exquisite French Limoges 3 footed Table, 14" x 25" high, in 5 sections & metal band. Regularly \$495.00
EXTRA SPECIAL \$235.00 Complete



J 2425 - Copy of antique French Limoges Garnish Dish, 7 1/2" x 4" x 2" high. Regularly \$5.75.
SPECIAL \$3.95 Limited Stock

J 3424 - Copy of French Limoges 6 Section Candy Dish with pretty Center handle, 10" x 10".
SPECIAL \$11.95 Limited Stock

B 2229 - Large BAVARIAN Men's Coffee Mug, 3 1/2" x 3 1/2". Regularly \$3.75.
SPECIAL \$2.25 6/\$12.00

PLEASE NOTE: WE TRY OUR BEST TO SHIP ORDERS OUT AS QUICKLY AS POSSIBLE; HOWEVER, WHEN VERY BUSY, IT CAN TAKE AS LONG AS 10 DAYS TO GET ORDERS PROCESSED.

CODE: J - JAPANESE; B - BAVARIAN; A - AMERICAN; F - FRENCH; BS - BICENTENIAL SPECIAL JAPANESE
DUE TO LIMITED STOCK ON MUST ITEMS, WE RESERVE THE RIGHT TO LIMIT QUANTITIES BEING SHIPPED

OPEN EVERYDAY MONDAY THROUGH SATURDAY, 8 A.M. UNTIL 4.00 P.M.
PRICES ON THIS BULLETIN SUPERCEDE ALL PREVIOUS ADVERTISED PRICES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE

PETITION FOR VARIANCES
ON ZONING ORDINANCES

ZONING: Petition for Variances
L2C2A-100. West side of Reisterstown Road, 368' N of Chateaufort Avenue.
DATE & TIME: Tuesday, October 5, 1982 at 7:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Ordinance and Regulations of Baltimore County will hold a public hearing.

I. Petition for Variances to permit a side yard setback of 10 ft. and a rear yard setback of 7 ft. in lieu of the required 20 ft. and 40 ft., respectively.

The Zoning Commission of Baltimore County, by authority of the Zoning Ordinance and Regulations of Baltimore County will hold a public hearing.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 16, 1982.

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 one time, ~~on one time~~ ~~on one time~~ before the 5th day of October, 1982, the last publication appearing on the 16th day of September, 1982.

THE JEFFERSONIAN

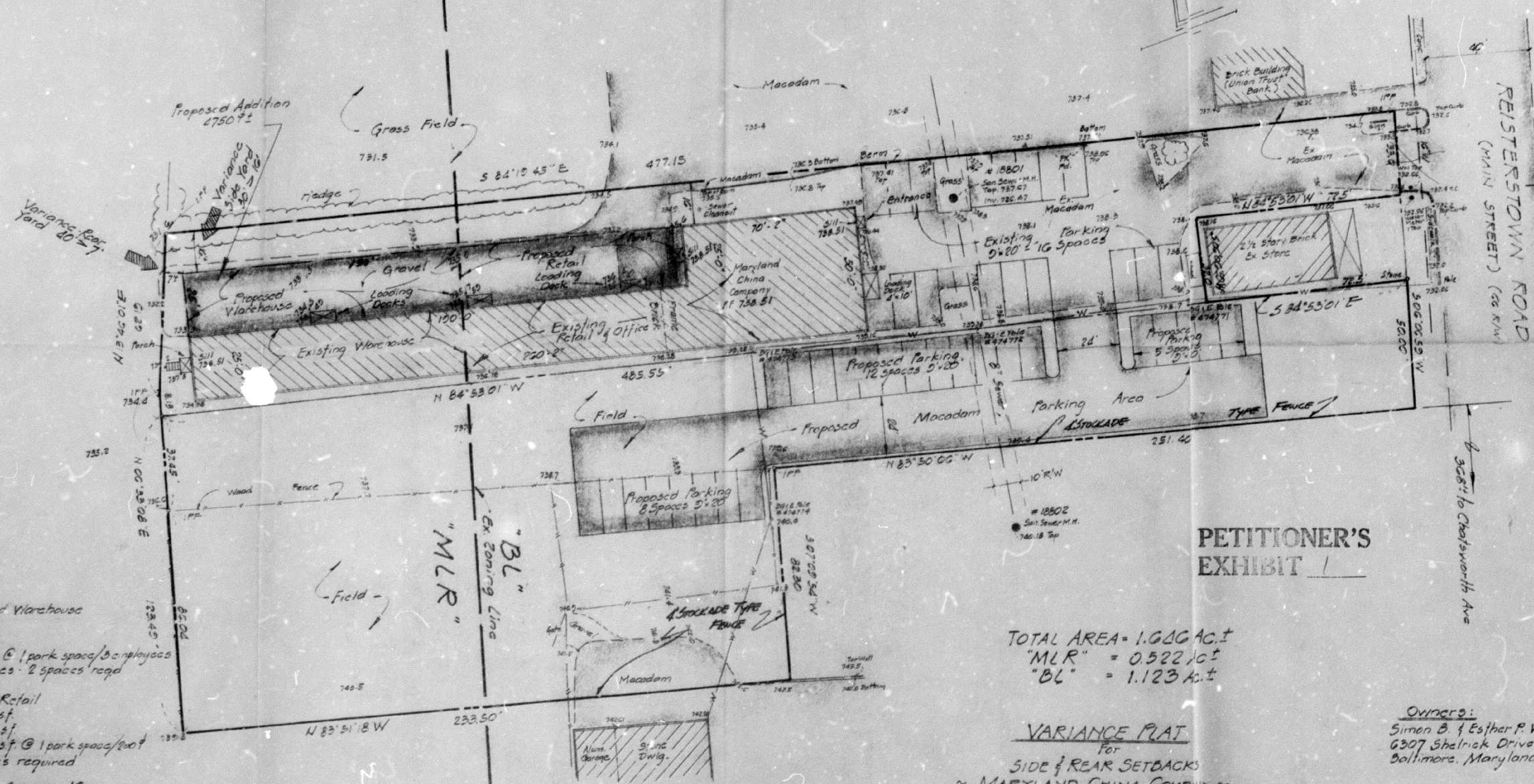
L. Leach Smith
Manager.

Cost of Advertisement, \$.



Note:
Bearings & Distances for
Zoning purposes only

VICINITY MAP
Scale: 1" = 2000'



PARKING:
Existing & Proposed Warehouse
Proposed - 2675 sf
Existing - 2675 sf
Total - 5350 sf @ 1 park space/3 employees
6 employees - 2 spaces req'd

Existing & Proposed Retail
Proposed - 2175 sf
Existing - 5675 sf
Total - 7850 sf @ 1 park space/200
30 Spaces required

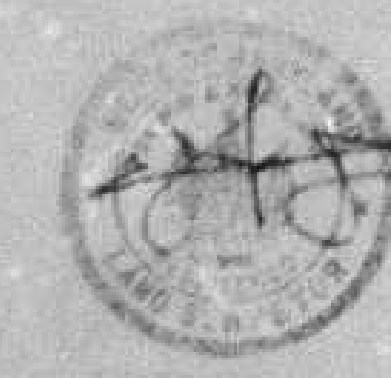
Existing Parking Spaces: 16
Proposed Parking Spaces: 25
81 Shown
41 Req'd.

TOTAL AREA = 1.666 AC.±
"MLR" = 0.522 AC.±
"BL" = 1.123 AC.±

VARIANCE PLAT
For
SIDE & REAR SETBACKS
~ MARYLAND CHINA COMPANY ~

West side Reisterstown Road
Town of Reisterstown
Election District No. 4
Baltimore County, Md.
Scale: 1" = 20'
Date: 2-8-82
Final Rev 7/14/82

Owners:
Simon B. & Esther P. Weiner
6307 Shelrick Drive
Baltimore, Maryland



EDWIN J. KIRBY & ASSOCIATES
22 N. COURT ST.
WESTMINSTER, MD. 21157