

**PETITION FOR SPECIAL HEARING 83-161-SPH**

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 Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve . . . . .

An Amendment to the site plan filed in zoning case #80-256A, to remove the existing dwelling properties originally to be converted to office use and to enlarge the proposed office/warehouse building

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

I, or we, agree to pay expenses of the above Special Hearing 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 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: Legal Owner(s):
(Type or Print Name) Primo China
Signature (Signature)
Address (Type or Print Name) Elisa A. China
City and State (Signature)
Attorney for Petitioners: 152 Longview Dr. 744-3208
Address Baltimore, Md. 21228
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of November, 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 108, County Office Building in Towson, Baltimore County, on the 18th day of January, 1983, at 10:15 o'clock A. M.

(Signature)
Zoning Commissioner of Baltimore County

ZCO-1 (over)

ORDER RECEIVED FOR FILING

DATE 11/10/82 BY [Signature]

1982

Petition China, et ux 83-161-SPH
NW corner Hammonds Ferry Road and Monumental Avenue 13th

3. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Traffic Engineering, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

(Signature)
Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER
NW corner Hammonds Ferry Rd, & Monumental Ave., 13th District: OF BALTIMORE COUNTY

PRIMO CHINA, et ux, Petitioners: Case No. 83-161-SPH

**ORDER TO ENTER APPEARANCE**

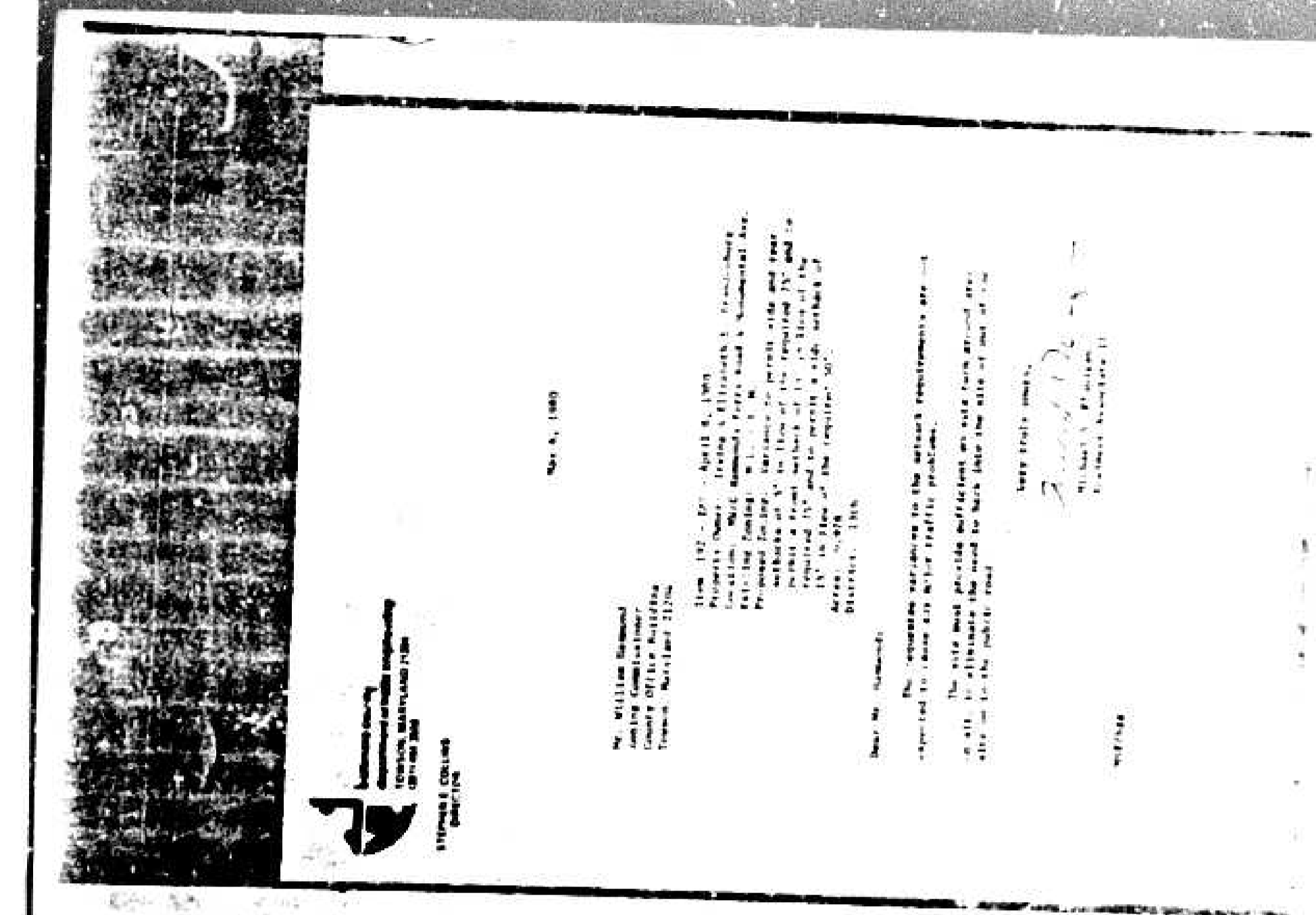
Mr. Commissioner:

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

(Signatures)
Petor Max Zimmerman Deputy People's Counsel
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 6th day of January, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Primo China, 152 Longview Drive, Baltimore, MD 21228, Petitioners.

(Signature)
John W. Hession, III



ORDER RECEIVED FOR FILING
DATE 1/10/83 BY [Signature]
PETITIONER'S EXHIBIT 3

Mr. & Mrs. Primo China 152 Longview Drive Baltimore, Md. 21228
The Architectural Affiliation 102 W. Pennsylvania Ave Towson, Md. 21284
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 30th day of November, 1982.
WILLIAM E. HAMMOND Zoning Commissioner
Petitioner: Primo China, et ux
Petitioner's Attorney: [Signature]
Reviewed by: Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

November 30, 1982

Mr. & Mrs. Primo China 152 Longview Drive Baltimore, Maryland 21228

RE: Item No. 61 Petitioner - Primo China, et ux Special Hearing Petition

Dear Mr. & Mrs. China:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

- Department of Traffic Engineering, Michael Flanigan 494-3554
Office of Current Planning - John Wimbley 494-5335
Zoning Office - Nicholas B. Commodari 494-3391

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

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

NBC:bsc

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

January 10, 1983

Mr. & Mrs. Primo China 152 Longview Drive Baltimore Maryland 21228

RE: Item No. 61 - Case No. 83-161-SPH Petitioner - Primo China, et ux Special Hearing Petition

Dear Mr. & Mrs. China:

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.

The subject property was granted a variance (Case #80-256-A) to construct a warehouse building and convert the existing dwelling to offices. In view of your present proposal to raze this latter structure and expand the size of the proposed building, this hearing is now required.

At the time of this writing, the comments from the Department of Traffic Engineering and the Office of Current Planning were not available. I suggest that prior to the scheduled hearing you confer with Mr. Mike Flanigan (494-3554) and Mr. Jack Wimbley (494-5335) concerning this matter and be prepared to discuss their comments at the scheduled hearing.

Particular attention should be afforded to the comments of the Department of Permits and Licenses. For further information on this matter you may contact Mr. Charles Burnham at 494-3987.

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

Item No. 61 - Case No. 83-161-SPH
Petitioner - Primo China, et ux
Special Hearing Petition
Page 2

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

NBC:bsc
Enclosures
cc: The Architectural Affiliation 102 W. Pennsylvania Avenue Towson, Maryland 21204

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:

- On June 30, 1980, Case No. 80-256-A, Irving T. and Elizabeth L. Brandenburg, petitioners, were granted variances to permit side and rear yard setbacks of 10 feet and 5 feet, both in lieu of the required 30 feet, respectively, for the future expansion of a proposed 5,000 square foot warehouse and front and side yard setbacks of 13 feet and 15 feet in lieu of the required 75 feet and 50 feet, respectively, for the expressed purpose of utilizing the existing building as an office, all in accordance with the site plan herein marked Petitioners' Exhibit 2 and subject to the restrictions contained in said Order herein marked Petitioners' Exhibit 3.
  - The petitioners herein, Primo and Elisa A. China, seek approval of amendments to Petitioners' Exhibit 2 to remove the existing dwelling originally proposed to be converted to office use and to enlarge the proposed office/warehouse building in accordance with the site plan prepared by TAA, Inc., dated October 5, 1982, and herein marked Petitioners' Exhibit 1. Mr. China testified that he has been the president of Primo Electric Contracting since 1963 and that he proposes to move to the subject site after the required improvements are completed. He said that the business was limited to commercial and industrial customers; consequently, he must buy materials in large quantities and store them until needed. Inrequently, tractor trailers will make deliveries to the site, but only between 9:00 a.m. and 3:00 p.m.
- Peter Christie, who prepared the site plan marked Petitioners' Exhibit 1, testified that the existing dwelling is proposed to be razed and the office/warehouse, as originally proposed in Case No. 80-256-A, is to be increased by twenty feet in length and to contain two stories with offices for employees on the second floor. He stated that the property is zoned M.L. (Manufacturing, Light) with an I.M. (Industrial, Major) District superimposed thereon. It was his opinion that any tractor trailer visiting the site would exit the Beltway onto Hammonds Ferry Road and enter the subject site by way of an entrance off Monumental Avenue. The largest tractor trailer has been shown on the site plan to indicate means of delivery and not to indicate what type of vehicle would be on the premises with any degree of frequency.

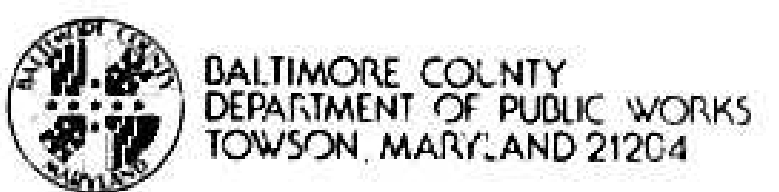
Although testimony by a protestant and comments from the Department of Traffic Engineering and the Director of Planning and Zoning deal with tractor trailer traffic on the site and Monumental Avenue, the nature of the business does not require the use of tractor trailers except for occasional deliveries.

The proposed amendments would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and will not adversely affect the health, safety, and general welfare of the community.

and, therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of May, 1983, that the amendments to the site plan filed in Case No. 80-256-A to remove the existing dwelling originally proposed to be converted to office use and to enlarge the proposed office/warehouse building, as shown on Petitioners' Exhibit 1, are approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- No improvement shall be constructed or maintained in, on, or over the 100-year flood plain area as designated by the Department of Public Works.
- All tractor trailer deliveries to the site shall be between 9:00 a.m. and 3:00 p.m., no tractor trailer shall remain on the subject property for a period of time exceeding four hours, and there shall be no more than one tractor trailer at a time on the site.

ORDER RECEIVED FOR FILING  
DATE May 11 1983  
BY [Signature]



HARRY J. PISTEL, P.E.  
DIRECTOR

October 29, 1982

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

Re: Item #61 (1982-1983)  
Property Owner: Primo & Elisa A. China  
3/4 cor. Hammonds Ferry Rd. and Monumental Ave.  
Acreage: 124/122 X 351/358  
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.

**General:**

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with item 192 (1979-1980) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #1 (1982-1983).

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

RAM:EAM:FW:res

cc: Jack Wimbley

C-NE Key Sheet  
22 SW 10 Pos. Sheet  
SW 6 C Topo  
109 Tax Map

Attachment

April 29, 1980  
Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #192 (1979-1980)  
Property Owner: Irving T. & Elizabeth L. Brandenburg  
3/4 cor. Hammonds Ferry Rd. & Monumental Ave.  
Existing Zoning: M.L.-IM  
Proposed Zoning: Variance to permit side and rear setbacks of 5' in lieu of the required 30' and to permit a front setback of 15' in lieu of the required 75' and to permit a side setback of 15' in lieu of the required 50'.  
Acreage: 0.970 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:**

Hammonds Ferry Road and Monumental Avenue, existing public roads, are proposed to be improved in the future as 40-foot closed section roadways on 50-foot rights-of-way. Highway rights-of-way widening, including a fillcut area for right of way at the intersection and any necessary reversible comments 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.

**Building Control:**

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, causing private and public buildings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

**Storm Drainage:**

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

Item #192 (1979-1980)  
Property Owner: Irving T. & Elizabeth L. Brandenburg  
Page 3  
April 29, 1980

**Storm Drainage (Cont'd)**

The Longview Storm Flood Plain Study (Job Order 4-234-1) indicates the south-western corner and the Westmont 10-foot portion of this site as situated within the 100-year design flood plain. No construction of buildings, structures, etc. will be permitted within the limits of the 100-year flood plain, which should be indicated on the submitted plan. Further information may be obtained from the Baltimore County Bureau of Engineering, Storm Drain Design Section.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the construction of surface water. 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:**

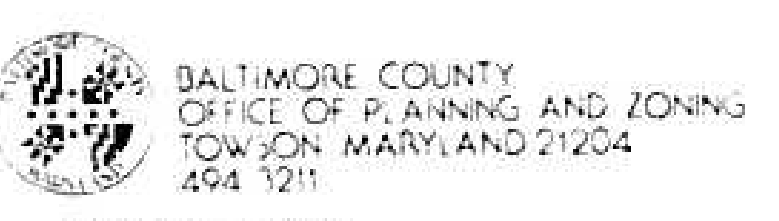
Public water supply and sanitary sewerage exist in Hammonds Ferry Road and Monumental Avenue.

Very truly yours,  
[Signature]  
EDWARD A. MCGONOUGH  
Chief, Bureau of Engineering

RAM:WAF:res

cc: J. Trotter  
J. Wimbley  
D. Gries

C-NE Key Sheet  
22 SW 10 Pos. Sheet  
SW 6 C Topo  
109 Tax Map



NORMAN E. GERBER  
DIRECTOR

January 18, 1983

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

Dear Mr. Hammond:

Comments on Item # 61, Zoning Advisory Committee Meeting, October 5, 1982 are as follows:

Property Owner: Primo & Elisa A. China  
Location: NW/corner Hammonds Ferry Road and Monumental Avenue  
Acreage: 124/122 X 351/358  
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.

The subject property is located in the Patasco Drainage area for sewer; therefore, the petitioner must comply with (Bill 178-79) Growth Management requirements.

The petitioner must comply with the Baltimore County Development Regulations (Bill 56082).

Landscaping should be provided.

Sincerely yours,  
[Signature]  
John L. Wimbley  
Planner III  
Current Planning & Development

JLW/rh



STEPHEN E. COLLINS  
DIRECTOR

December 15, 1982

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

Item No. 61 - ZAC - Meeting of October 5, 1982  
Property Owner: Primo & Elisa A. China  
Location: NW/Cor. Hammonds Ferry Road and Monumental Ave.  
Existing Zoning: M.L.-IM  
Proposed Zoning: Special Hearing to approve an amendment for the site plan filed in Case #80-256-A.

Acreage: 124/122 X 351/358  
District: 13th

Dear Mr. Hammond:

The proposed Monumental Avenue and the proposed parking lot are too small for use by tractor trailers.

[Signature]  
Michael S. Flanagan  
Traffic Engineering Assoc. II

MSF/cem

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning Date: October 26, 1982

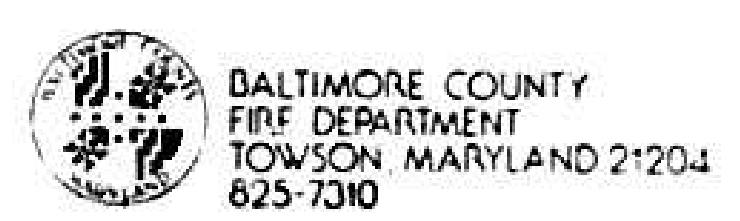
FROM: Ian J. Forrest  
SUBJECT: Zoning Variance Items

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 R. & Cyille Myrick
- Item #44 - Joseph H. Seipp, D.D.S.
- Item #48 - Herbert S.W. & Marj. 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 Emala, et al
- Item #61 - Primo & Elisa A. China
- Item #63 - Chrysler Oversea Capital Corp.
- Item #64 - Daniel A. & Janice B. Agostino
- Item #67 - Francis W. & Victoria A. Hippel
- Item #68 - D. C. & Elizabeth Poling
- Item #70 - Sarah & Martin Lazarus, L.P.T.
- Item #71 - Roscoe Vandewander
- Item #72 - Joan G. Young, et al
- Item #73 - Helmut G. & Theresa P. Blum

[Signature]  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth



PAUL H. RENCKE  
CHIEF

December 20, 1982

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

Attention: Nick Comodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Primo and Elisa A. China

Location: NW/Cor. Hammonds Ferry Road and Monumental Avenue

Item No.: 61 Zoning Agenda Meeting of October 5, 1982

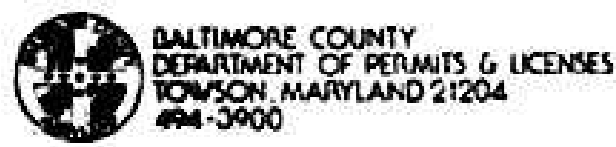
Gentlemen:

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.
- ( ) 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: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/mb cm



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

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

Dear Mr. Hammond

Comments on Item # 61 Zoning Advisory Committee Meeting  
are as follows:

Property Owner: Primo & Elisa A. China  
Location: NW/Cor. Hammonds Ferry Road and Monumental Avenue  
Relating Zoning: M.L.-IM  
Proposed Zoning: Special Hearing to approve an amendment for the site plan filed in Case #80-256-A

Areas: 12th/13th  
District: X351/358

- The items checked below are applicable:
- X1. All structures shall conform to the Baltimore County Building Code 1961/ Council Bill 1-22 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
  - X2. A building and other miscellaneous permits shall be required before beginning construction.
  - 3. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
  - X3. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer seal is/ is not required.
  - 4. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, an exception permitted within 1'4" of lot lines. A firewall is required if construction is on the lot line, See Table 101, line 2, Section 1407 and Table 1402.
  - 5. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
  - 6. 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. Hearings may require a professional seal.
  - 7. 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 505 and the recorded construction classification of Table 101.
  - X4. Comments: Any grading or other improvements in the flood plain shall be controlled by Bill #22-81 and Section 519.1 of Bill #4-82. The structure shall comply with the requirements of table 309.2 of the Baltimore County Building Code.

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., 21204.

Very truly yours,  
*Charles E. Dunham*  
Charles E. Dunham, Chief  
Plans Review

CEH:rrj  
JMM 01-82

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: October 1, 1982

SUBJECT: Item #61 - Property Owner: Primo & Elisa A. China  
Location: NW/Cor. Hammonds Ferry Road and Monumental Ave.  
Existing Zoning: M.L.-IM  
Proposed Zoning: Special Hearing to approve an amendment for the site plan filed in Case #80-256-A

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/sb

BALTIMORE COUNTY PUBLIC SCHOOLS

Primary Date: Superintendent  
Towson, Maryland - 21204  
Date: September 30, 1982

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

Z.A.C. Meeting of: October 5, 1982

RE: Item No: 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63  
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,  
*Nick Petrovich*  
Mr. Nick Petrovich, Assistant  
Department of Planning

KNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

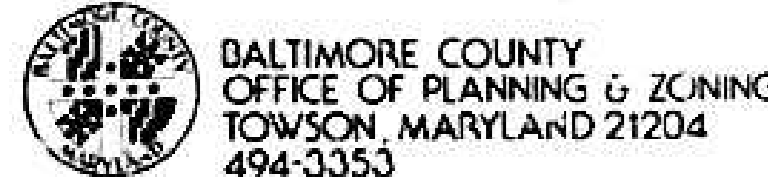
William E. Hammond  
TO: Zoning Commissioner  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
Date: January 12, 1983  
SUBJECT: Zoning Petition No. 83-161-SPH  
-PRIMO CHINA, et ux-

This office shares the concerns expressed by the Department of Traffic Engineering's representative to the Zoning Plans Advisory Committee; consequently, we are opposed to the granting of the subject request.

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

NEG:JGH:slc

cc: Arlene January  
Shirley Hess



WILLIAM F. HAMMOND  
ZONING COMMISSIONER  
May 4, 1983

\* Mr. & Mrs. Primo China  
152 Longview Drive  
Baltimore, Maryland 21228

RE: Petition for Special Hearing  
NW/corner of Hammonds Ferry Road and  
Monumental Avenue - 13th Election District  
Primo China, et ux - Petitioners  
NO. 83-161-SPH (Item No. 61)

Dear Mr. & Mrs. Chinas:  
I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,  
*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl  
Attachments  
cc: John W. Hessian, III, Esquire  
People's Counsel  
Mrs. Theresa Lowrey  
2517 Hammonds Ferry Road  
Baltimore, Maryland 21227

\* R. Bruce Alderman, attorney for the petitioners,  
picked up Order.

PETITION FOR SPECIAL HEARING

13th Election District

ZONING: Petition for Special Hearing  
LOCATION: Northwest corner of Hammonds Ferry Road and Monumental Avenue  
DATE & TIME: Tuesday, January 18, 1983 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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and /or Deputy Zoning Commissioner should approve an amendment to the site plan filed in Case No. 80-256-A to remove the existing dwelling properties originally to be converted to office use and to enlarge the proposed office/warehouse building

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

Being the property of Primo China, et ux, as shown on plat plan filed with the Zoning Department.

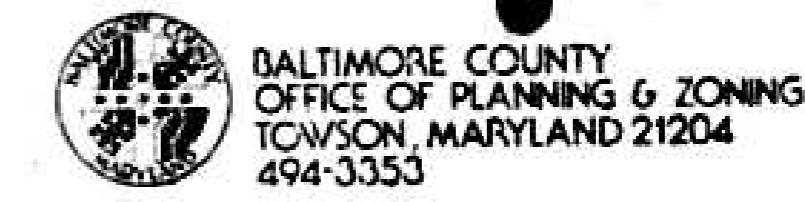
Hearing Date: Tuesday, January 18, 1983 at 10:15 A. M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

ZONING DESCRIPTION

2942 Hammonds Ferry Road

Beginning at the intersection of the centerline of Monumental Avenue and the West side of Hammonds Ferry Road and thence running N. 24 1/2° W. 14' 6" thence N. 12° 15' W. 107', thence S. 73 1/2° W. 351' 2" thence S. 10 1/2° E. 122', thence N. 73 1/2° E. 358' to the beginning point.



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

January 14, 1983

Mr. & Mrs. Primo China  
152 Longview Drive  
Baltimore, Maryland 21228

Re: Petition for Special Hearing  
NW/corner Hammonds Ferry Road and  
Monumental Avenue  
Case No. 83-161-SPH

Dear Mr. & Mrs. Chinas:

This is to advise you that \$48.50 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  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 117983

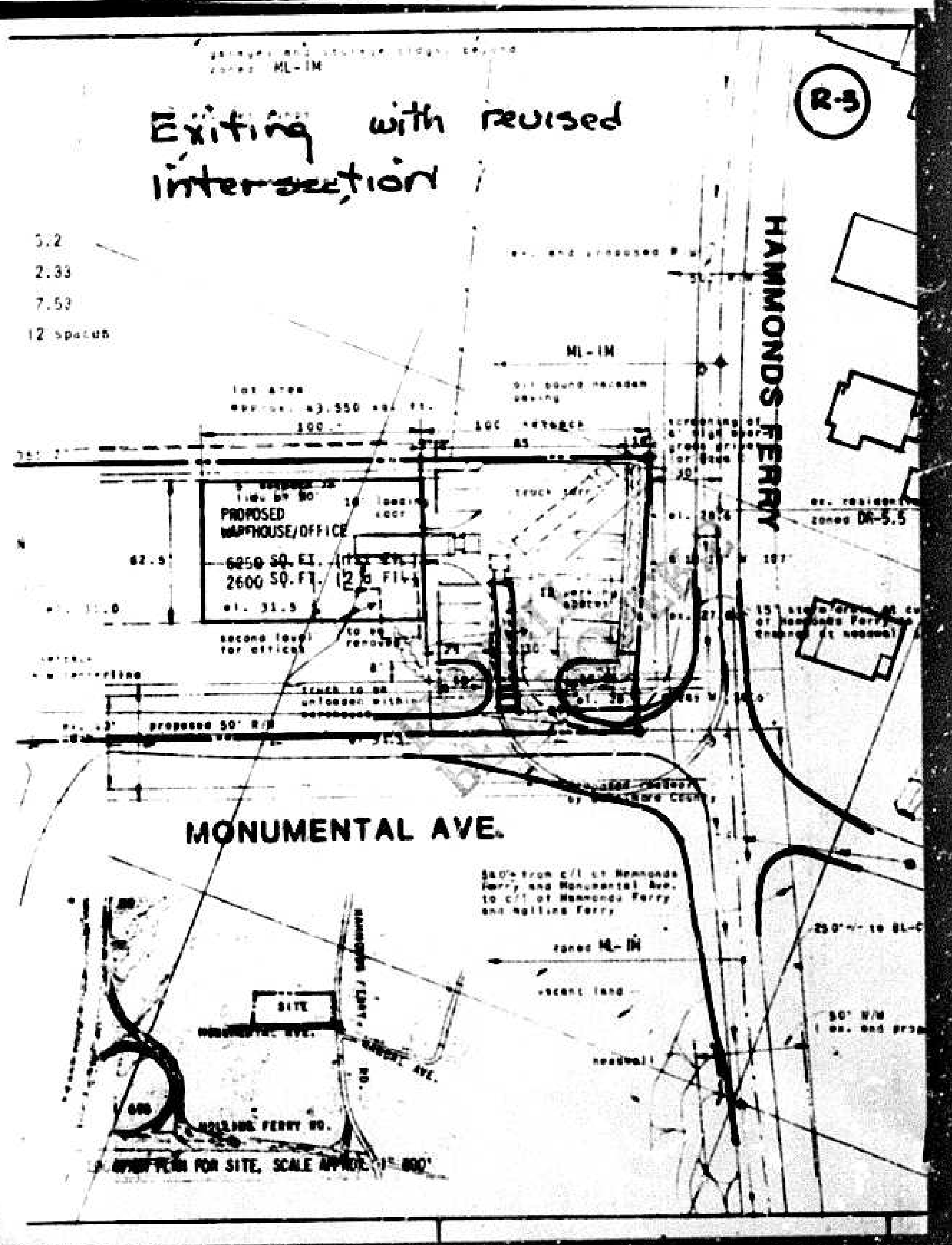
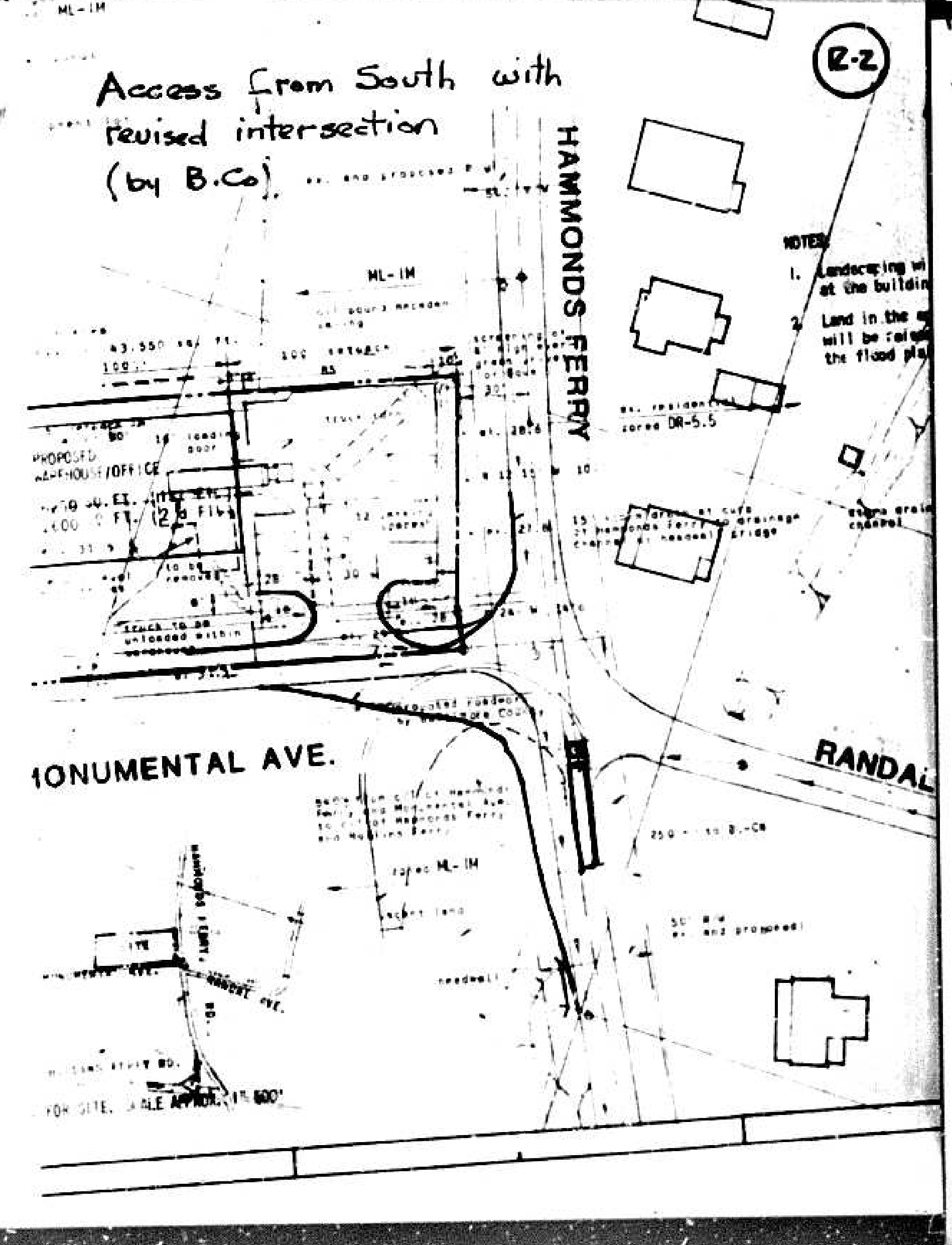
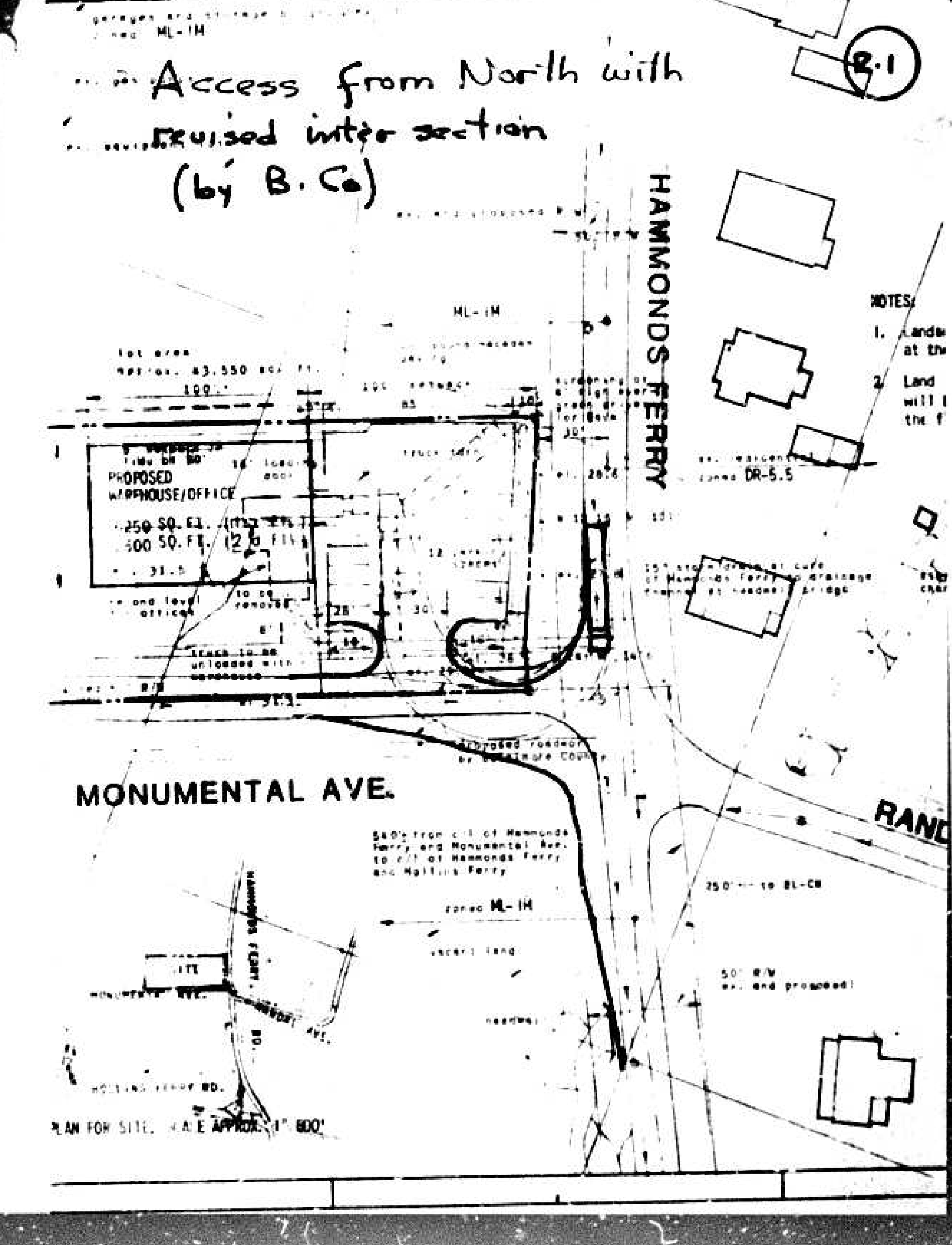
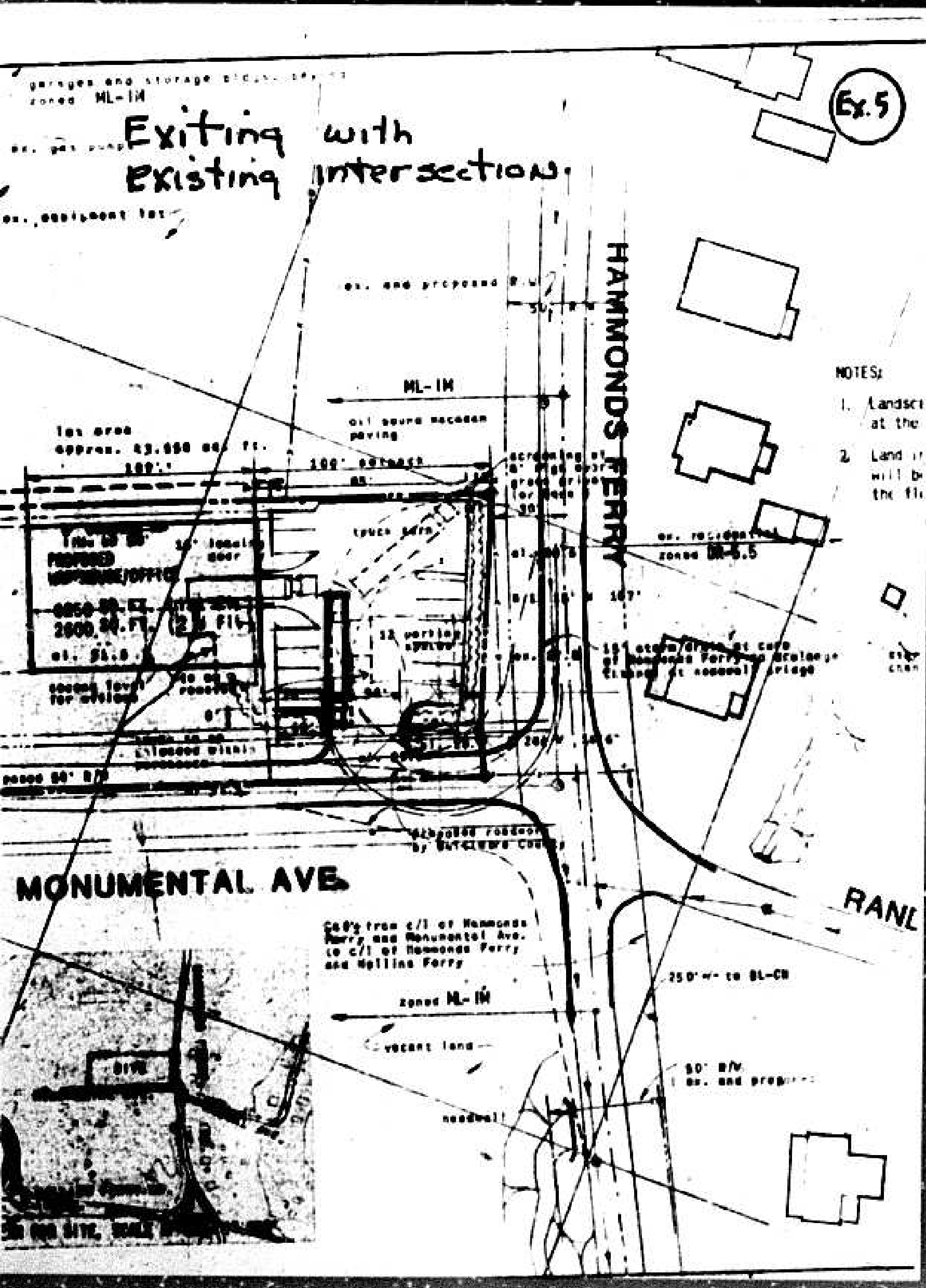
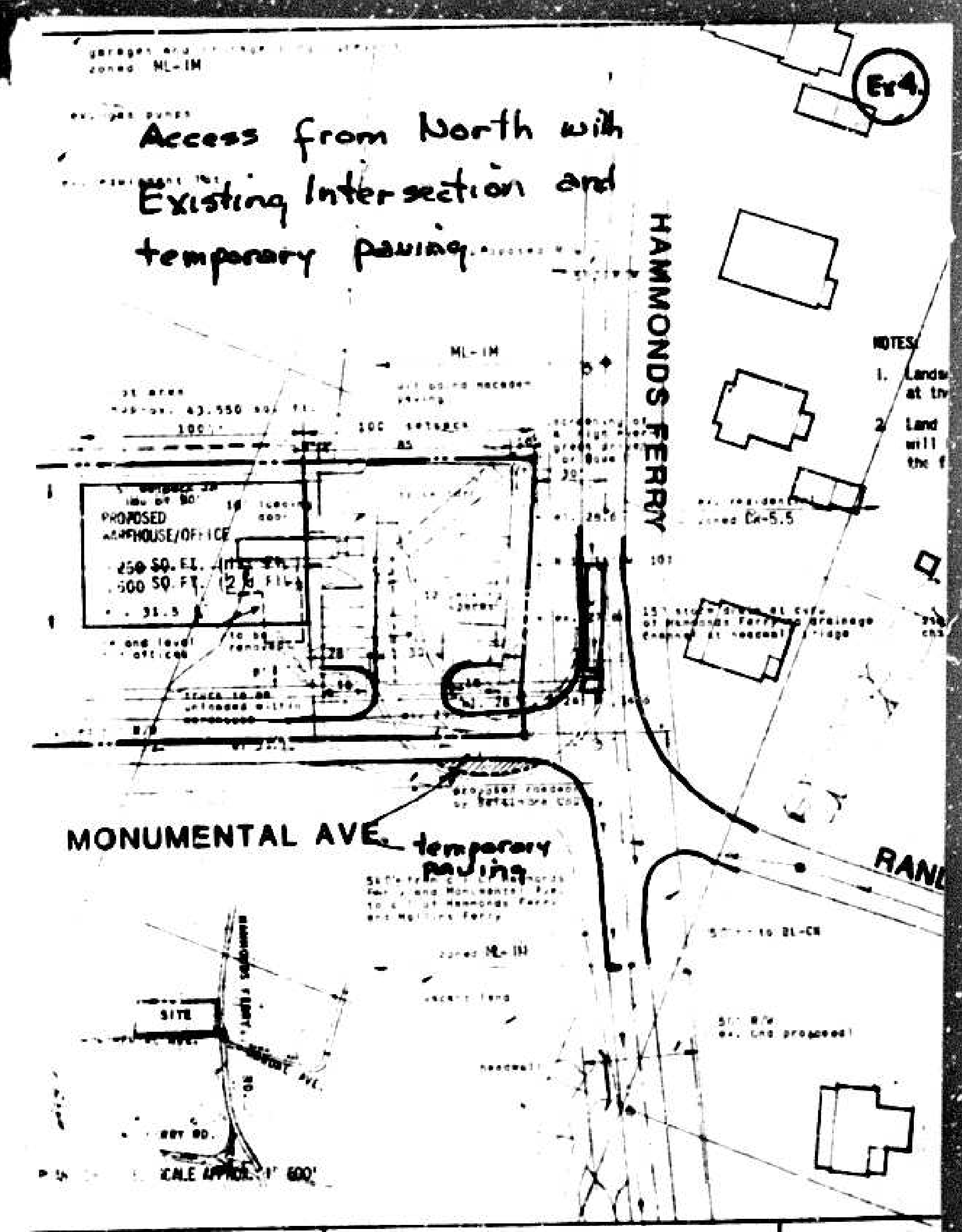
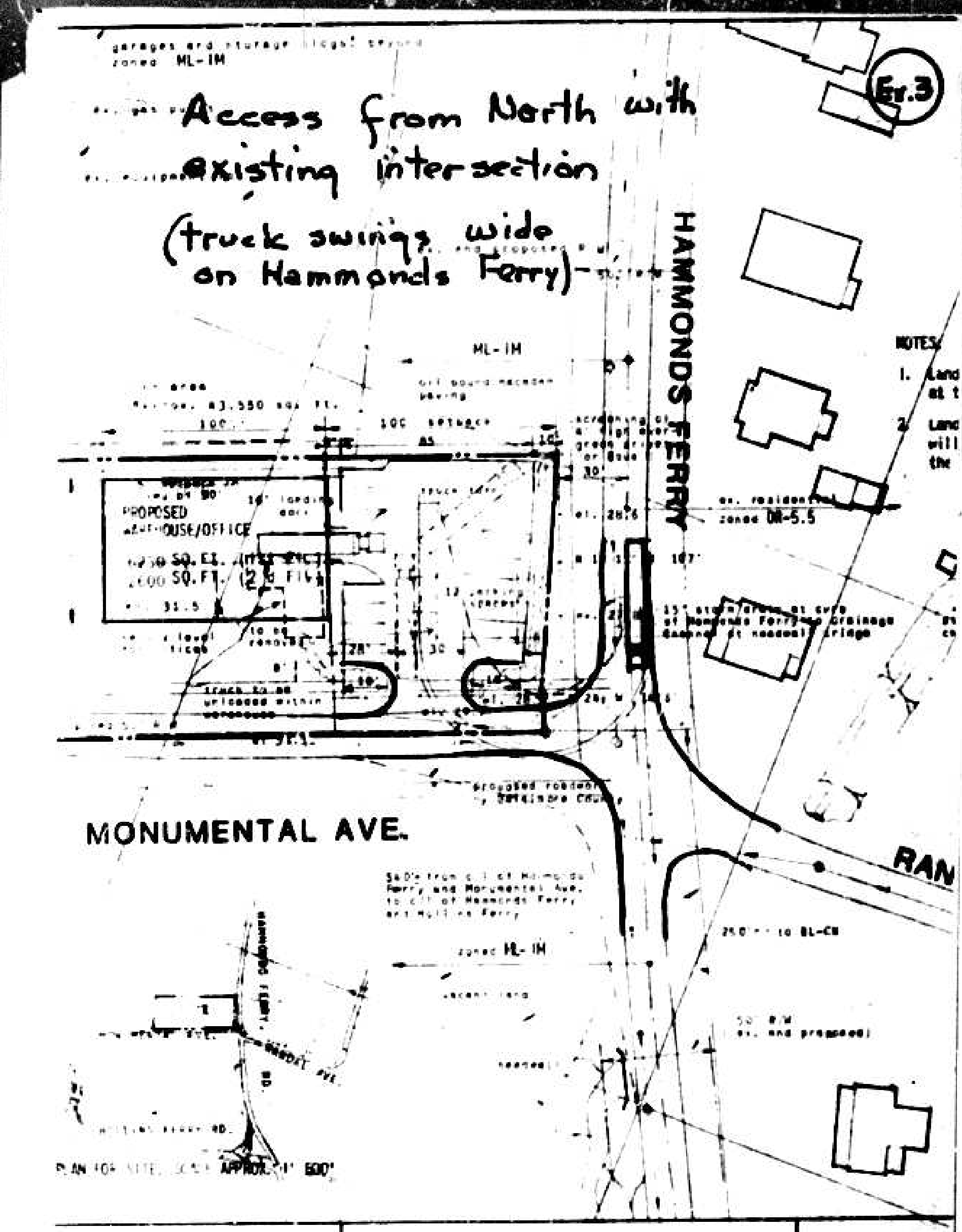
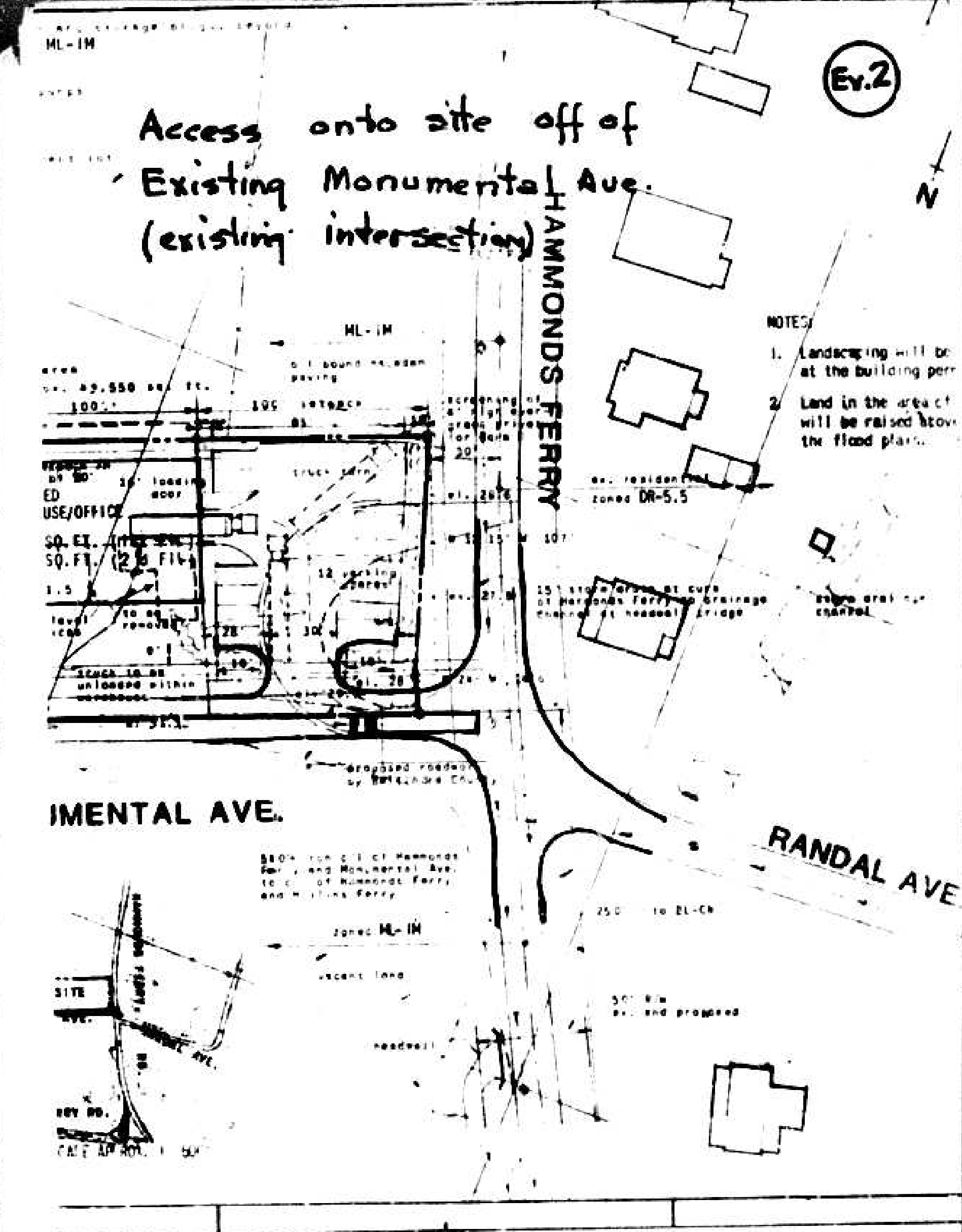
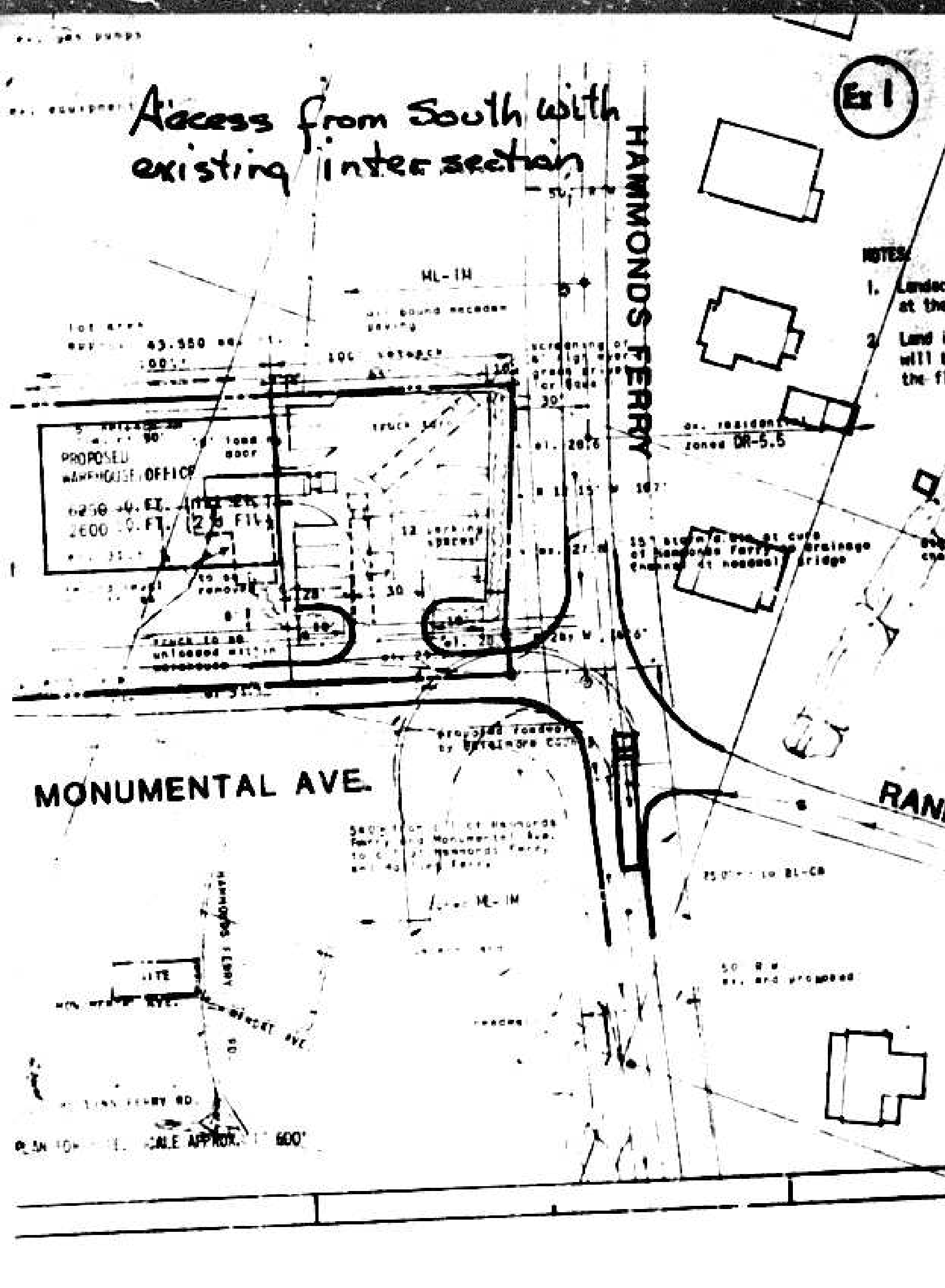
DATE: May 3, 1983 ACCOUNT: E-83-415-000

AMOUNT: \$48.50

RECEIVED FROM: P. Bruce Alderman, Esquire  
FOR: Advertising & Posting Case 83-161-SPH  
(Primo China, et ux)

6 11300000465000 00484

VALIDATION OR SIGNATURE OF CASHIER



December 23, 1982

Mr. & Mrs. Prime China  
192 Longview Drive  
Baltimore, Maryland 21228

**NOTICE OF HEARING**

Re: Petition for Special Hearing  
NW/corner of Hammonds Ferry Road  
and Monumental Avenue  
Prime China, et ux - Petitioners  
Case #83-161-SPH

TIME: 10:15 A. M.

DATE: Tuesday, January 18, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

*[Signature]*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

No. 108986

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

DATE: 9/23/82 ACCOUNT: 01.66Z

AMOUNT: \$ 100.00

RECEIVED FROM: Prime China  
Filing Fee for Item # 61

VALIDATION OR SIGNATURE OF CASHIER

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., December 30, 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 the 30th day of January, 1983, the first publication appearing on the 30th day of December, 1982...

THE JEFFERSONIAN  
*[Signature]*  
Manager.

Cost of Advertisement, \$.....

Office of  
**PATUXENT**

19780 Lake Patuxent Ferry,  
Columbia, MD 21044

December 30 19 82

THIS IS TO CERTIFY, that the annexed advertisement of

Petition Special Exception  
40176

was inserted in the following:  
 Catonsville Times  
 Arbutus Times  
city newspapers published in Baltimore County, Maryland  
as a week for one successive weeks before  
the 1 day of January, 1983, that is to say,  
the same was inserted in the issues of  
December 30, 1982

PATUXENT PUBLISHING CORP.  
By *[Signature]*

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

**PETITION MAPPING PROGRESS SHEET**

FUNCTION	Wall Map		Original		Duplicate		Tracing		SDD 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>UCB</u>	Revised Plans: Change in outline or description				Yes		No			
Previous case: <u>80-256M</u>	Map # <u>2A</u>									

Item # 61

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21284

Your Petition has been received this 22 day of September, 1982

Filing Fee \$ 100.00 Received:  Check  Cash  Other

Item # 61  
OS # 108986

*[Signature]*  
William E. Fitzmaurice, Acting Commissioner

Petitioner: Prime China Submitted by: Sue

Petitioner's Attorney: \_\_\_\_\_ Reviewed by: [Signature]

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

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

83-161-SPH

District: 13th Date of Posting: 12-30-82

Posted for: Special Hearing

Petitioner: Prime China, et ux

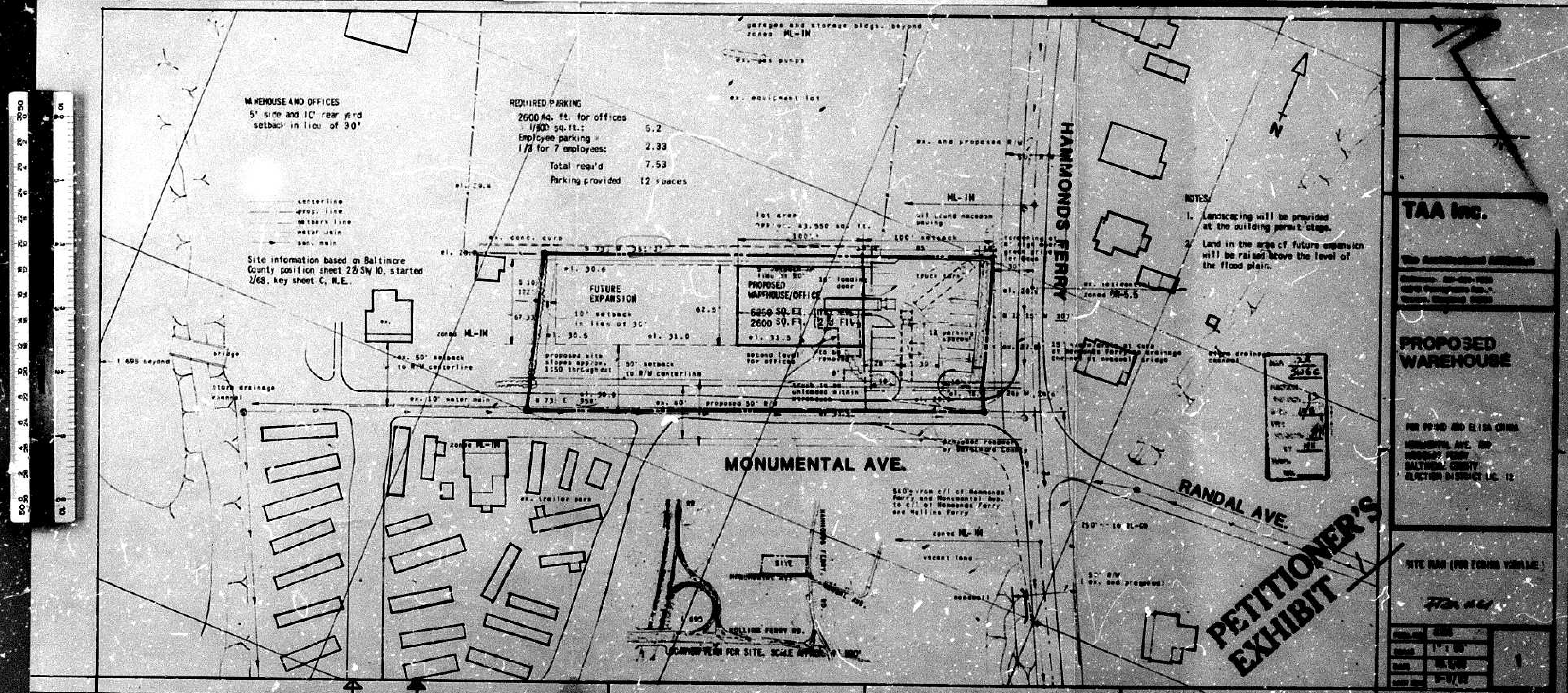
Location of property: NW/corner of Hammonds Ferry Road and Monumental Avenue

Location of signs: NW/corner of Hammonds Ferry Road and Monumental Avenue

Remarks: \_\_\_\_\_

Posted by: [Signature] Date of return: 1-7-83

Number of signs: 1



TAA INC.

PROPOSED WAREHOUSE

FOR PROPOSED 6850 SQ. FT. WAREHOUSE AND 2600 SQ. FT. OFFICE BUILDING AT NW CORNER OF HAMMONDS FERRY ROAD AND MONUMENTAL AVENUE, BALTIMORE COUNTY, ELECTION DISTRICT 13.

**PETITIONER'S EXHIBIT**