

**PETITION FOR SPECIAL HEARING 84-317-SP#**  
 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 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 in Case No. 84-155-A to allow a change in the size of the proposed addition

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/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: Herman's Bakery, Inc.  
 (Type or Print Name)

Signature: Harry J. Herman  
 Harry J. Herman, President  
 (Type or Print Name)

Address: 17560 Holabird Avenue  
 Dundalk, Maryland 21222  
 City and State

Attorney for Petitioner:  
HERBERT R. O'CONNOR, III  
 Address: 17560 Holabird Avenue  
 Dundalk, Maryland 21222  
 City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
HERBERT R. O'CONNOR, III  
P. O. Box 5517  
210 Allegheny Avenue, Towson, Maryland 21204  
 Address Phone No. 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of April, 1984, 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 21st day of May, 1984, at 11:00 o'clock A.M.

Call John  
 Zoning Commissioner of Baltimore County.

ECO-No.1 (over)

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84-317 SP# Herman's Bakery 11:45 1/18/84  
 Herb R. O'Connor III Esq  
 17560 Holabird Ave., Dundalk, MD 21222  
 Harry J. Herman, Inc.

prop by O'Connor - cost of 2 floor addition greater than  
 1 story addition - would need fire  
 call elevator for 2 story, which would  
 take more room than would like - cost  
 would be greater than 1 story - parking  
 could be 20 x 30 rather than 20 x 20  
 2 story of 3 story - new bldg will be  
 230 sq ft - dumpster will be inside  
 new addition - no longer need drive  
 outside as cleaning will be inside +  
 able to capture fluids inside with  
 better access to outside - dumpster  
 no longer needed - compactors, smaller  
 than dumpster, outside of chute for  
 inside which will dispose trash -  
 residue not allowed out but captured  
 inside -

Steve O'Connor - will ensure all trees to be placed into center  
 into recessed 7 carrying outside - 8' x 8' x 2' high -  
 for that better - bldg will always consist of  
 glass except for loading dock, bldg going to 1  
 story bldg saving 20% of cost -

Computer cost run between 10:30 p.m. + 7 A.M.

sent amendment of revisions -

ORDER RECEIVED FOR FILING  
 DATE May 23, 1984

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
 N/S Holabird Ave., 410' W of  
 the Centerline of Merritt Blvd:  
 (1560 Holabird Ave.),  
 12th District  
 HERMAN'S BAKERY, INC., : Case No. 84-317-SP#  
 Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
 Phyllis Cole Friedman  
 People's Counsel for Baltimore County

Peter Max Zimmerman  
 Peter Max Zimmerman  
 Deputy People's Counsel  
 Rm. 223, Court House  
 Towson, MD 21204  
 494-2188


I HEREBY CERTIFY that on this 2nd day of May, 1984, a copy of the foregoing Entry of Appearance was mailed to Herbert R. O'Connor, III, Esquire, Cook, Howard, Downes & Tracy, P. O. Box 5517, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman  
 Peter Max Zimmerman

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**  
 May 11, 1984

COUNTY OFFICE BLDG.  
 112 W. Chesapeake Ave.  
 Towson, Maryland 21284

Chairman  
 Nicholas B. Connodari

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

Herbert R. O'Connor, III, Esquire  
 P.O. Box 5517  
 210 Allegheny Avenue  
 Towson, Maryland 21204

RE: Item No. 264 - Case No. 84-317-SP#  
 Petitioner - Herman's Bakery, Inc.  
 Special Hearing Petition

Dear Mr. O'Connor:


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.

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. Connodari, Esq  
 NICHOLAS B. CONNODARI  
 Chairman  
 Zoning Plans Advisory Committee

NBC:bsc  
 Enclosures

cc: SGA Designs, Inc.  
 2317 Carroll Mill Road  
 Phoenix, Maryland 21131

 **BALTIMORE COUNTY**  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL P. E.  
 DIRECTOR  
 May 4, 1984

Mr. Arnold Jablon  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item #264 (1982-1984)  
 Property Owner: Herman's Bakery, Inc.  
 N/S Holabird Avenue, 410' W. from centerline  
 Merritt Blvd.  
 Acres: 2280 sq. ft. District: 12th

Dear Mr. Jablon:

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 71 (1983-1984) 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 #264 (1983-1984).

Very truly yours,  
Robert A. Merton, Esq  
 ROBERT A. MERTON, P.E., Chief  
 Bureau of Public Services

RAM:EM:FR:iss  
 Encls.  
 E-34 Key Sheet  
 10 SE 22 Pos. Sheet  
 SE 3 F Topo  
 109 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  
17th day of April, 1984.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Herman's Bakery, Inc. Received by: *Nicholas B. Commodari*  
Petitioner's Attorney Herbert R. O'Connor, III, Esq. Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

DUPLICATE  
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 3, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~successive weeks~~ on one line ~~successive weeks~~ before the 21st day of May, 1984, the first publication appearing on the 3rd day of May 1984.

THE JEFFERSONIAN  
*D. Frank Strickler*  
Manager.

Cost of Advertisement, \$ 20.00

PETITION FOR SPECIAL HEARING  
12th Election District  
ZONING: Petition for Special Hearing  
LOCATION: North side Holabird Avenue, 410 ft. West of the centerline of Merritt Boulevard (7560 Holabird Avenue)  
DATE & TIME: Monday, May 21, 1984 at 11:00 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 in Case No. 84-155-A to allow a change in the size of the proposed addition.  
Being the property of Herman's Bakery, Inc., as shown on plat plan filed with the Zoning Department.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
BY ORDER OF  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County  
May 3.

PETITION FOR SPECIAL HEARING  
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ZONING COMMISSIONER  
OF BALTIMORE COUNTY

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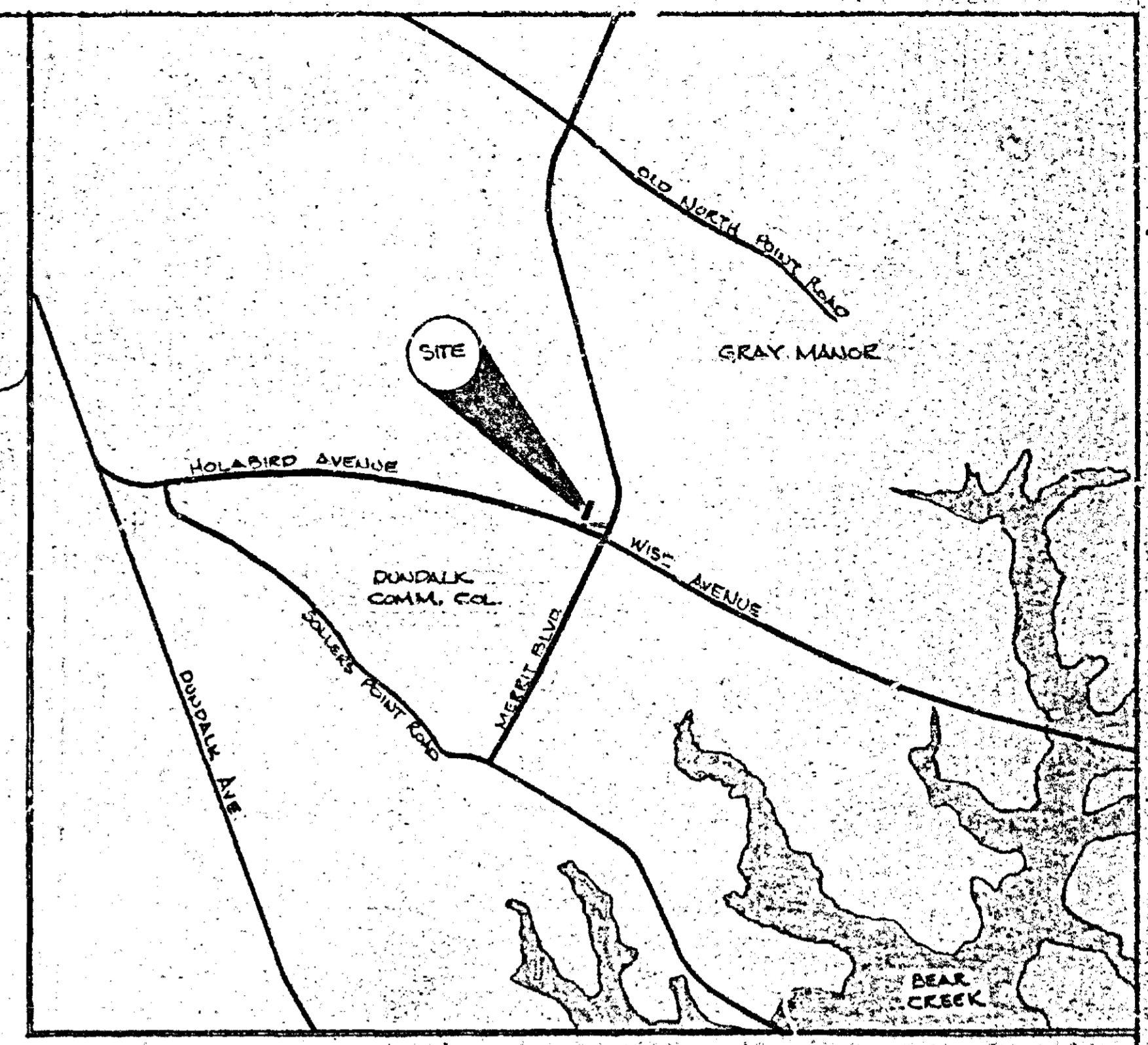
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OF BALTIMORE COUNTY

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>BZ</u>	Revised Plans: Change in outline or description <u>Yes</u> No									
Previous case: <u>84-155-17</u>	Map # _____									

**NOTE:**  
 1- THE TRASH COMPACTOR SHALL BE PLACED TO THE REAR OF THE PROPERTY ENTIRELY WITHIN THE ADDITION AND SHALL BE EMPTIED ONLY AFTER 7:00AM, MONDAY THRU FRIDAY. THE COMPACTOR SHALL NOT BE OPERATED BETWEEN THE HOURS OF 10:30 P.M. AND 7:00A.M.  
 2- RESIDUE EMANATING FROM THE CLEANING OF THE BAKERY SHALL BE ATTENDED TO BEFORE DISCHARGING ONTO THE PARKING LOT.



**VICINITY MAP**  
 SCALE: 1" = 200'

**PARKING REQUIREMENTS**

SQUARE FOOTAGE OF EXISTING FIRST FLOOR = 9725 SQ. FT.  
 SQUARE FOOTAGE OF EXISTING SECOND FLOOR = N/A  
 SQUARE FOOTAGE OF NEW FIRST FLOOR ADDITION = 2280 SQ. FT.  
 SQUARE FOOTAGE OF NEW SECOND FLOOR ADDITION = N/A  
 TOTAL AREA OF EXISTING AND NEW FIRST FLOOR = 12005 SQ. FT.  
 TOTAL AREA OF EXISTING AND NEW SECOND FLOOR = N/A  
 PARKING REQUIRED FOR FIRST FLOOR AREA:

$$\frac{12005}{200} = 60.025 \text{ SPACES; SAY } 60$$

PARKING REQUIRED FOR SECOND FLOOR AREA:

$$\frac{0.00}{500} = 0.00$$

TOTAL AMOUNT OF PARKING SPACES REQUIRED = 60  
 TOTAL AMOUNT OF PARKING SPACES AVAILABLE = 24  
 TOTAL AMOUNT OF PARKING SPACES SHORT = 36

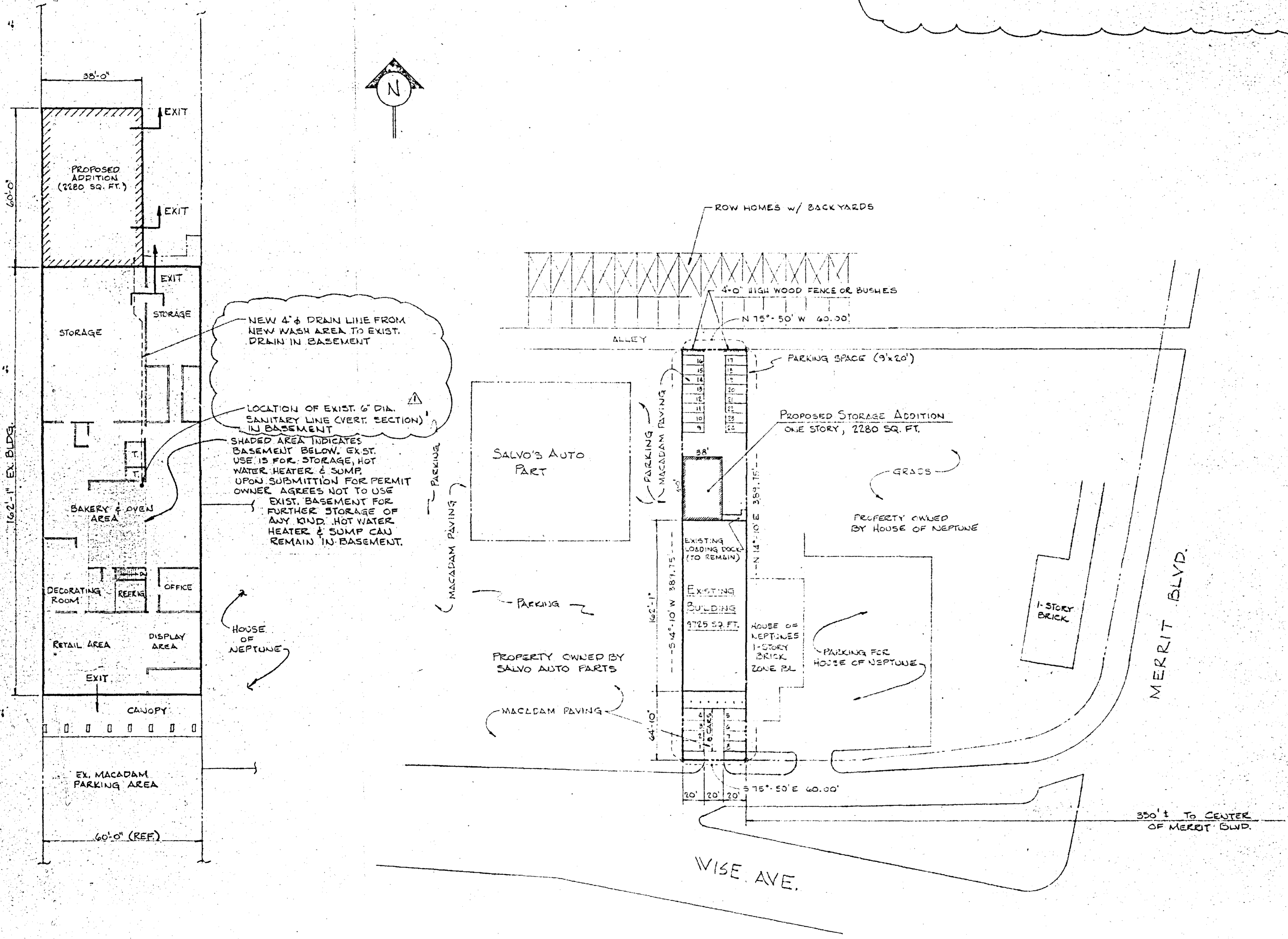
**DRAWING LIST:**  
 SP-1 : SITE PLAN & VICINITY MAP, FLOOR PLAN OF EXIST. BLDG.

**PLANS APPROVED**  
 OFFICE OF PLANNING & ZONING  
 BY: *[Signature]*  
 DATE: 9/21/84  
 BY: *[Signature]*  
 DATE: 9/21/84  
 8d-317-SP4  
 C-1033-84

SEP 21 1984  
 REVISED PRINT  
 DESTROY ALL PREVIOUS COPIES

**THIS IS A LOCATION PLOT PLAN**  
**NOT AN AUTHENTIC SURVEY**

**PLOT PLAN SHOWING PARKING**  
**FOR HERMAN'S BAKERY**



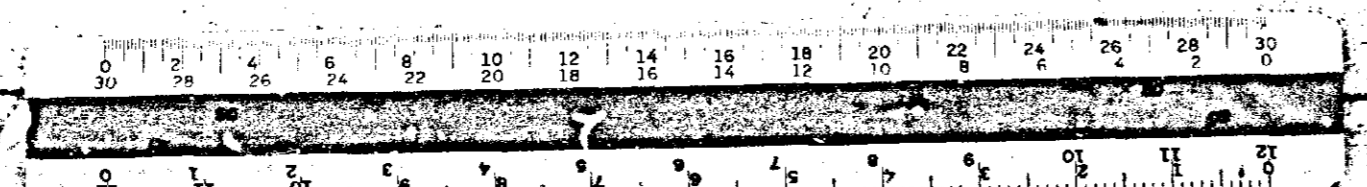
**FLOOR PLAN**  
**OF**  
**EXIST. BLDG.**  
 SCALE: 1" = 20'

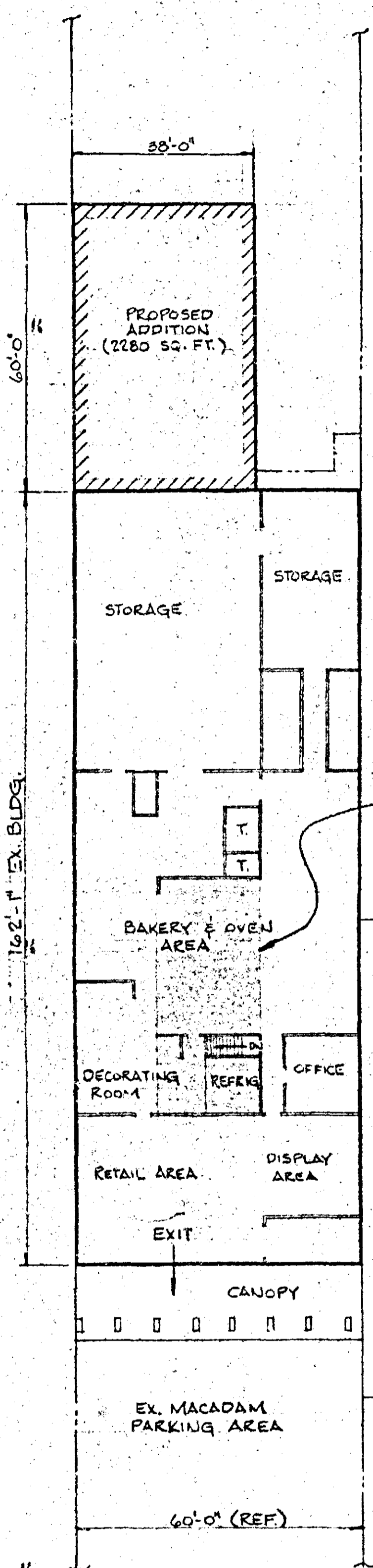
**SITE PLAN**  
 SCALE: 1" = 50'

**NOTE OF REVISION**  
 THIS SITE PLAN SUPERSEDES SITE PLAN DATED 8-19-83, FILED WITH BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING ON 12-7-83.  
**REFERENCE: PREVIOUS FILE NO.:**  
 SGA DESIGNS, INC. : JOB NO.: 584102  
 BALTIMORE COUNTY : ITEM NO.: 71  
 CASE NO.: 84-155-A  
 CONTROL NO.: C-176-84  
 PERMIT NO.: 61158

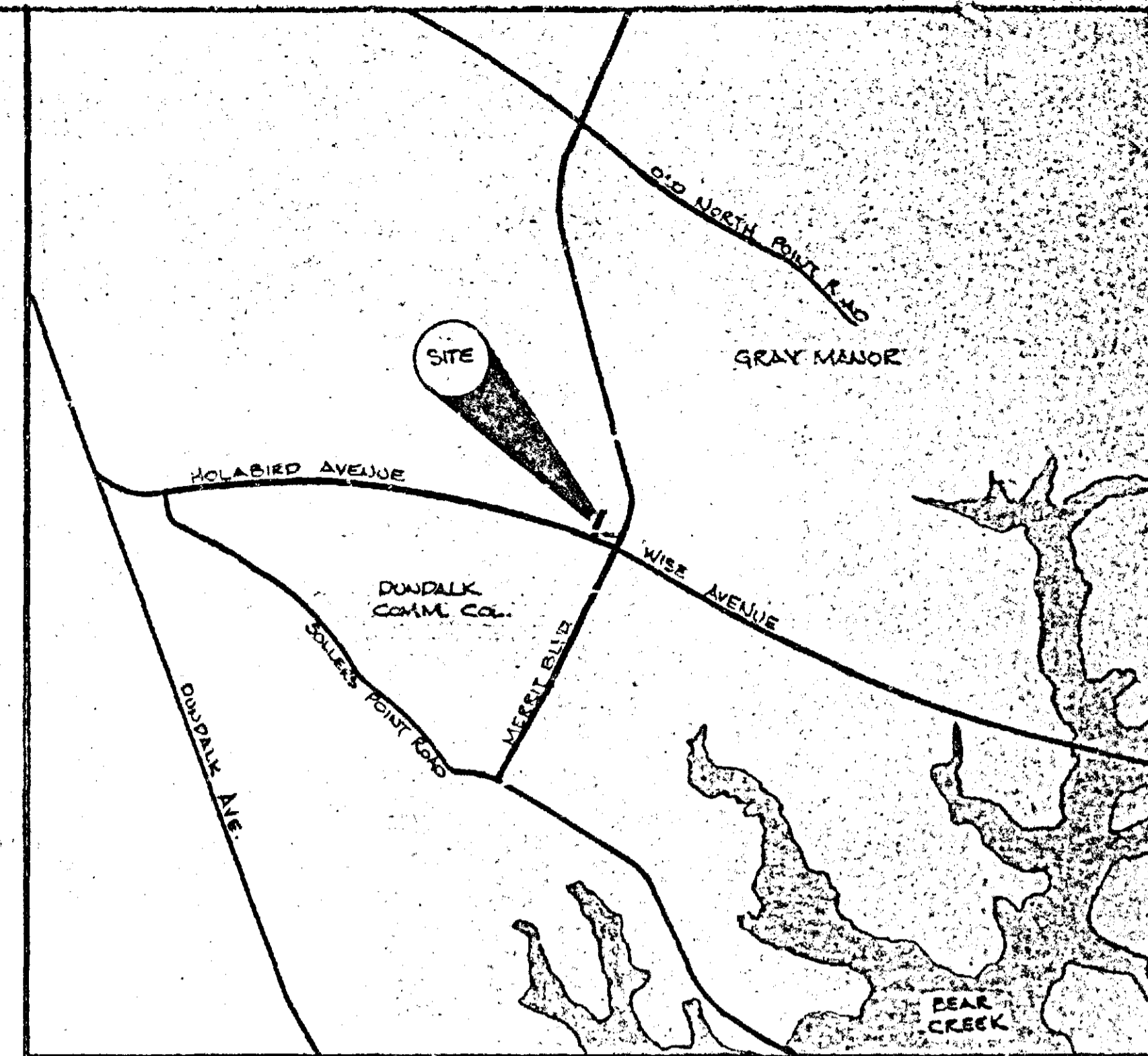
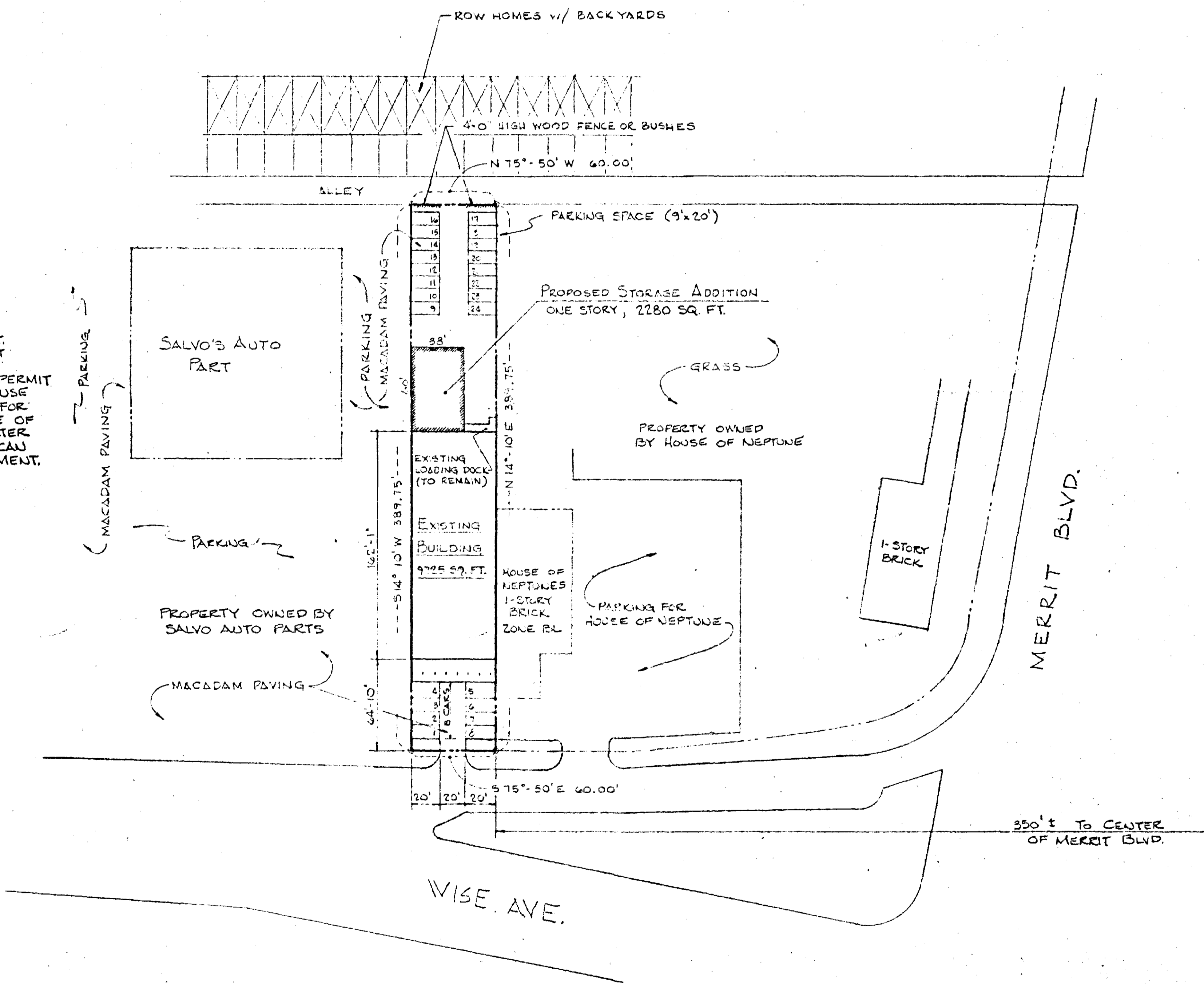
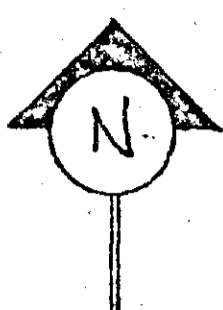
**ZONING DATA**  
 EXISTING ZONE: 1-2L  
 EXISTING USE: BAKERY  
 EXISTING BLDG HEIGHT: 20'  
 ELECTION DISTRICT: NO. 12  
 AREA IN ACRES: .85

SITE PLAN & VICINITY MAP		FLOOR PLAN OF EXIST. BLDG.	
SCALE: AS NOTED	HERMAN'S BAKERY 7560 HOLABIRD AVE. DUNDALK, MARYLAND 21222	REVISIONS: 1/ GEN 9-17-84	
	SGA DESIGNS, INC. 2317 CONOR ROAD PHOENIX, MARYLAND 21131 (301) 771-4211	JOB NO. 584102 DWG. NO. SP-1 SHEET NO. 1 OF 1 DATE: 4-5-84	





SHADED AREA INDICATES BASEMENT BELOW. EXIST. USE IS FOR STORAGE, HOT WATER HEATER & SUMP. UPON SUBMISSION FOR PERMIT OWNER AGREES NOT TO USE EXIST. BASEMENT FOR FURTHER STORAGE OF ANY KIND. HOT WATER HEATER & SUMP CAN REMAIN IN BASEMENT.



**PARKING REQUIREMENTS**

SQUARE FOOTAGE OF EXISTING FIRST FLOOR = 9725 SQ. FT.  
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**DRAWING LIST:**

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**THIS IS A LOCATION PLOT PLAN NOT AN AUTHENTIC SURVEY**

**PLOT PLAN SHOWING PARKING FOR HERMAN'S BAKERY**

APR 3 1984

**FLOOR PLAN OF EXIST. BLDG.**  
SCALE: 1" = 20'

**SITE PLAN**  
SCALE: 1" = 50'

**NOTE OF REVISION**

THIS SITE PLAN SUPERSEDES SITE PLAN DATED 8-19-83, FILED WITH BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING ON 12-7-83.

REFERENCE: PREVIOUS FILE NO.:

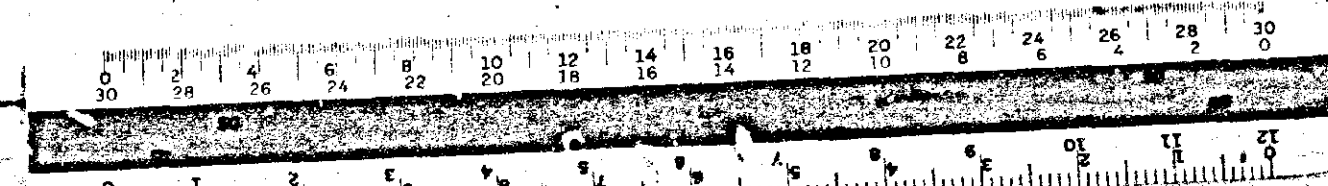
SGA DESIGNS, INC. : JOB NO.: 584102  
 BALTIMORE COUNTY : ITEM NO.: 71  
 CASE NO.: 84-155-A  
 CONTROL NO.: C-176-84  
 PERMIT NO.: 61198

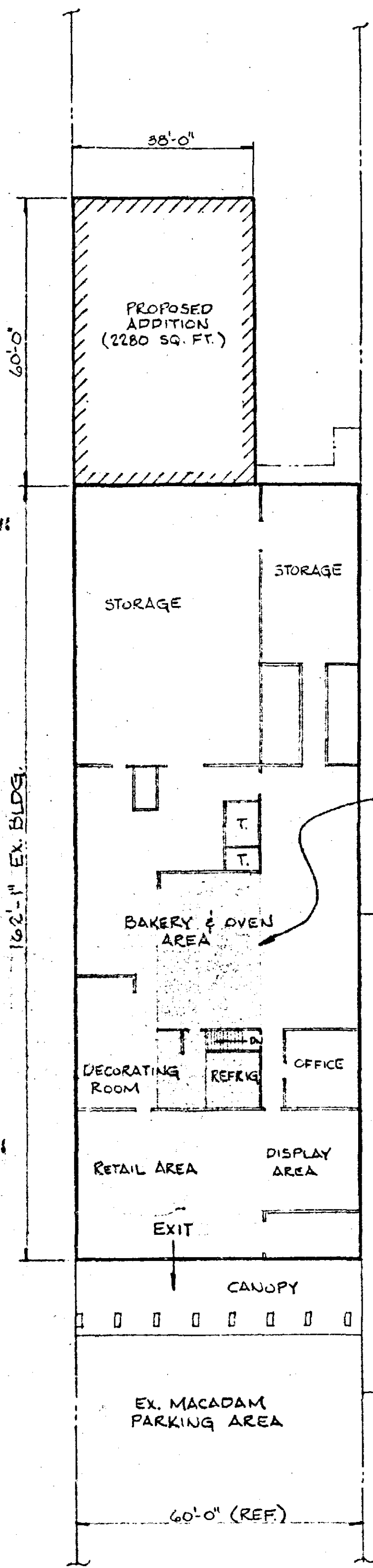
**ZONING DATA**

EXISTING ZONE: BL  
 EXISTING USE: BAKERY  
 EXISTING BLDG HEIGHT: 20'  
 ELECTION DISTRICT: NO. 12  
 AREA IN ACRES: 1.58

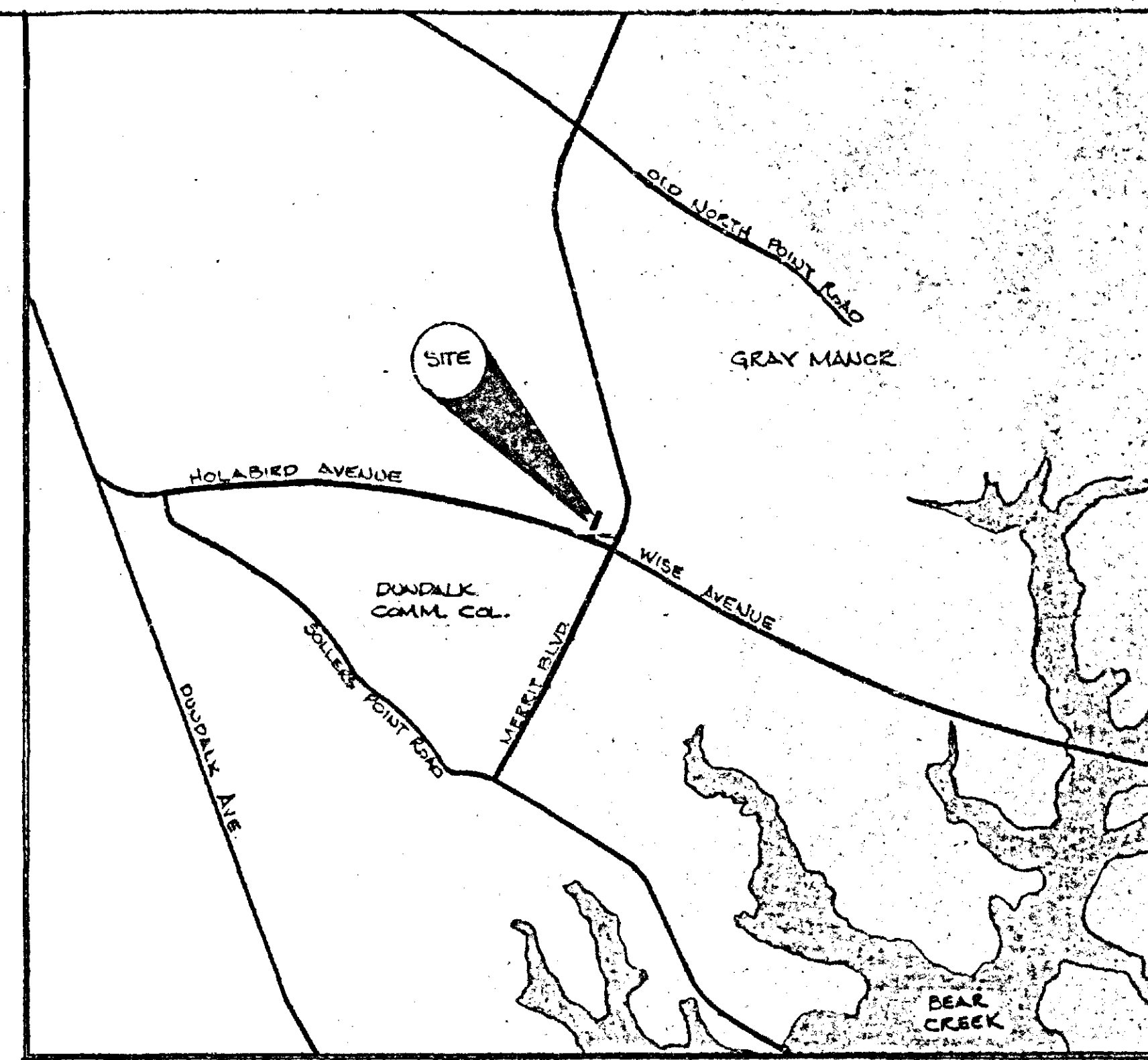
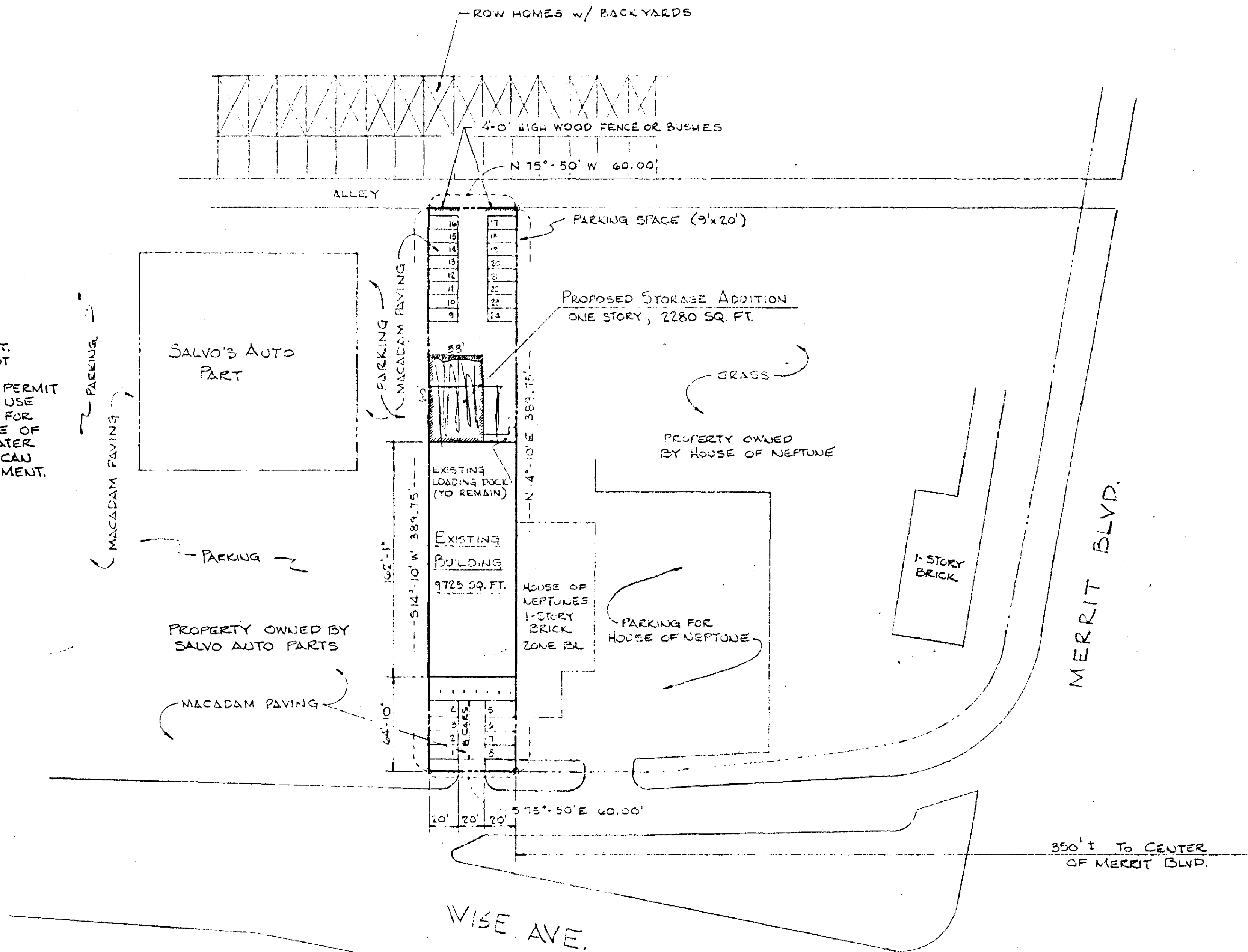
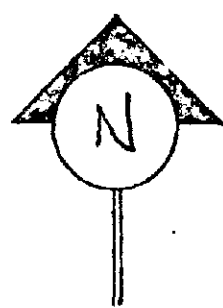
**SITE PLAN & VICINITY MAP FLOOR PLAN OF EXIST. BLDG**

SCALE: AS NOTED	REVISIONS
HERMAN'S BAKERY 7360 HOLABIRD AVE. DUNDALK, MARYLAND 21222	
SGA DESIGNS, INC. 2317 CANTON MILL ROAD PHOENIX, MARYLAND 21131 (301) 771-4211	JOB NO. 584102 DWG. NO. SP-1 SHEET NO. 1 OF 1 DATE: 4-3-84





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VICINITY MAP  
SCALE: 1" = 200'

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 SQUARE FOOTAGE OF NEW SECOND FLOOR ADDITION = N/A  
 TOTAL AREA OF EXISTING AND NEW FIRST FLOOR = 12,005 SQ. FT.  
 TOTAL AREA OF EXISTING AND NEW SECOND FLOOR = N/A  
 PARKING REQUIRED FOR FIRST FLOOR AREA =

$$\frac{12,005}{200} = 60.025 \text{ SPACES; SAY } 60$$

PARKING REQUIRED FOR SECOND FLOOR AREA:

$$\frac{0.00}{500} = 0.00$$

TOTAL AMOUNT OF PARKING SPACES REQUIRED = 60

TOTAL AMOUNT OF PARKING SPACES AVAILABLE = 24

TOTAL AMOUNT OF PARKING SPACES SHORT = 36

DRAWING LIST:

SP-1 : SITE PLAN & VICINITY MAP, FLOOR PLAN OF EXIST. BLDG.

*24 in hand/bld*

THIS IS A LOCATION PLOT PLAN  
NOT AN AUTHENTIC SURVEY

PLOT PLAN SHOWING PARKING  
FOR HERMAN'S BAKERY

APR 3 1984

FLOOR PLAN  
OF  
EXIST. BLDG.  
SCALE: 1" = 20'

SITE PLAN  
SCALE: 1" = 50'

NOTE OF REVISION

THIS SITE PLAN SUPERSEDES SITE PLAN DATED 8-17-83, FILED WITH BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING ON 12-7-83.

REFERENCE: PREVIOUS FILE NO.:

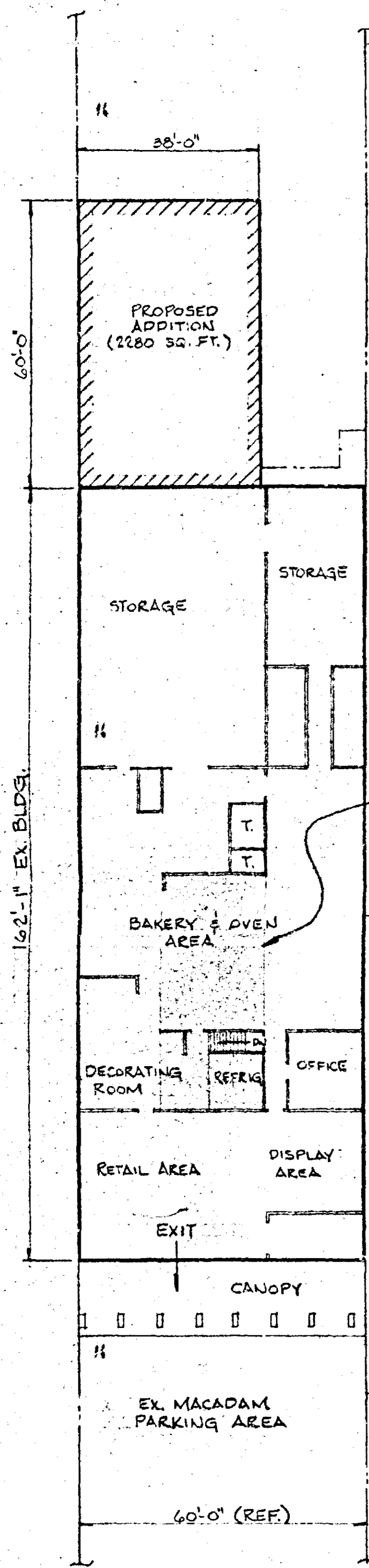
SGA DESIGNS, INC. : JOB NO.: 584102  
 BALTIMORE COUNTY : ITEM NO.: 71  
 CASE NO.: 84-155-A  
 CONTROL NO.: C-176-84  
 PERMIT NO.: 61195

ZONING DATA

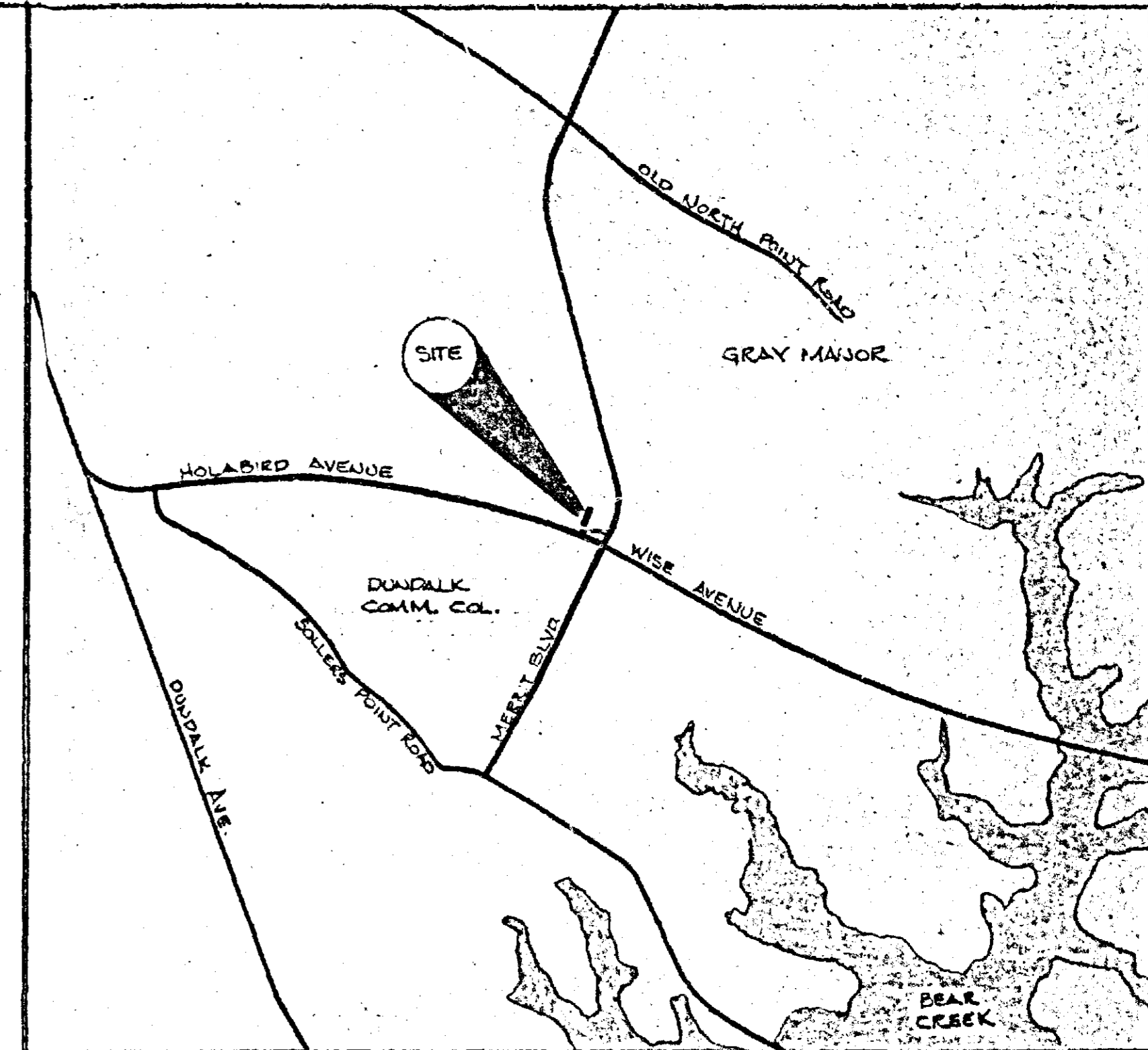
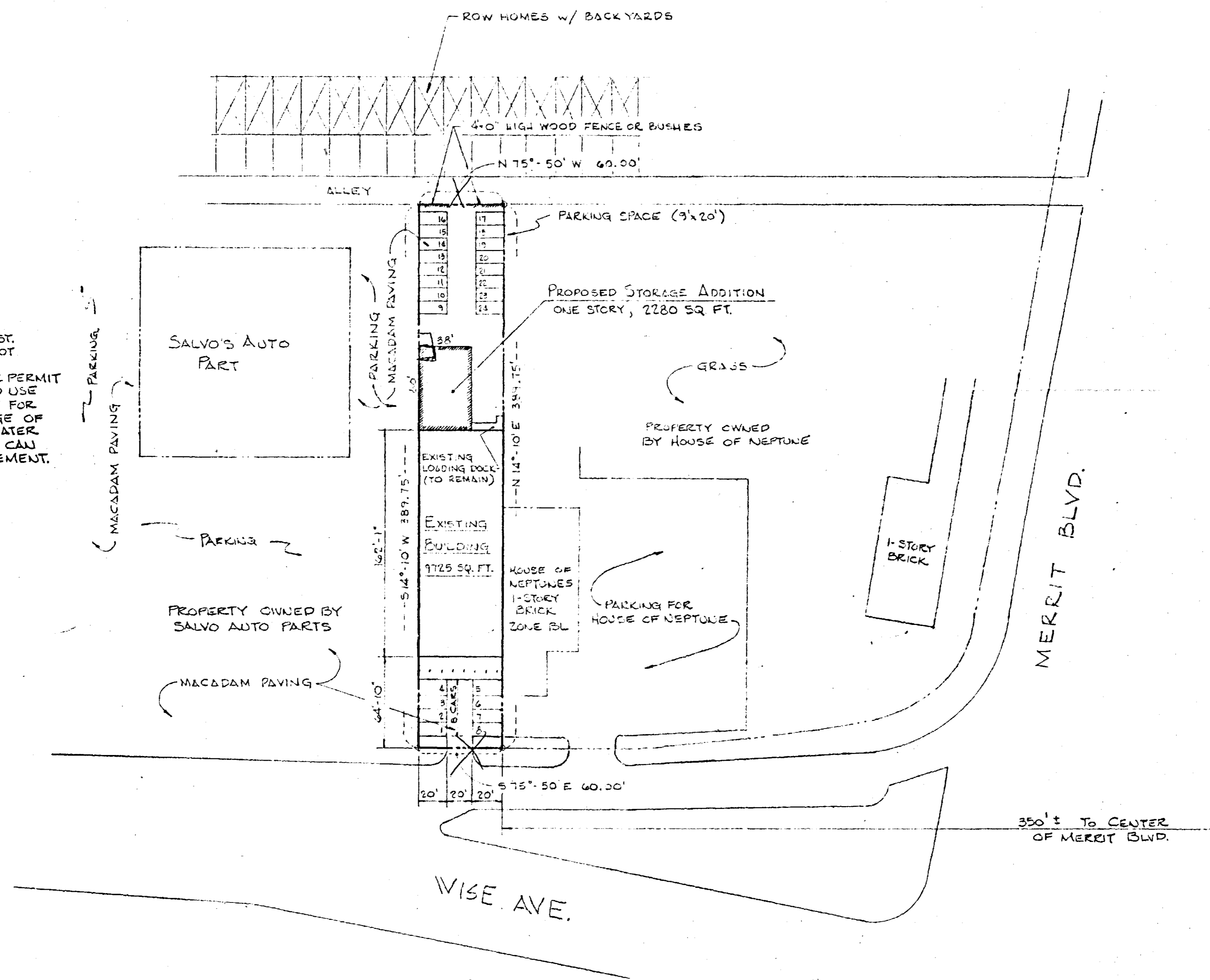
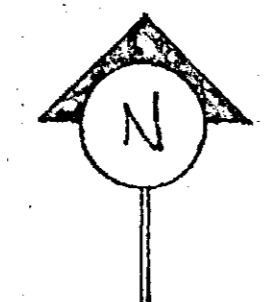
EXISTING ZONE: BL  
 EXISTING USE: BAKERY  
 EXISTING BLDG HEIGHT: 20'  
 ELECTION DISTRICT: NO. 12  
 AREA IN ACRES: .53

SITE PLAN & VICINITY MAP  
FLOOR PLAN OF EXIST. BLDG.

SCALE AS NOTED	HERMAN'S BAKERY 7560 HOLABIRD AVE. DUNDALK, MARYLAND 21222	REVISIONS
	SGA DESIGNS, INC. 2317 Carroll Mill Road PHOENIX, MARYLAND 21131 (301) 771-4211	JOB NO. 584102 DWG NO. SP-1 SHT NO. 1 OF 1 DATE 4-5-84



SHADED AREA INDICATES BASEMENT BELOW. EXIST. USE IS FOR STORAGE, HOT WATER HEATER, & SUMP. UPON SUBMISSION FOR PERMIT OWNER AGREES NOT TO USE EXIST. BASEMENT FOR FURTHER STORAGE OF ANY KIND. HOT WATER HEATER & SUMP CAN REMAIN IN BASEMENT.



VICINITY MAP  
SCALE: 1" = 200'

**PARKING REQUIREMENTS**

SQUARE FOOTAGE OF EXISTING FIRST FLOOR = 9725 SQ. FT.  
 SQUARE FOOTAGE OF EXISTING SECOND FLOOR = N/A  
 SQUARE FOOTAGE OF NEW FIRST FLOOR ADDITION = 2280 SQ. FT.  
 SQUARE FOOTAGE OF NEW SECOND FLOOR ADDITION = N/A  
 TOTAL AREA OF EXISTING AND NEW FIRST FLOOR = 12005 SQ. FT.  
 TOTAL AREA OF EXISTING AND NEW SECOND FLOOR = N/A  
 PARKING REQUIRED FOR FIRST FLOOR AREA =

$$\frac{12005}{200} = 60.025 \text{ SPACES; SAY } 60$$

PARKING REQUIRED FOR SECOND FLOOR AREA:

$$\frac{0.00}{500} = 0.00$$

TOTAL AMOUNT OF PARKING SPACES REQUIRED = 60  
 TOTAL AMOUNT OF PARKING SPACES AVAILABLE = 24  
 TOTAL AMOUNT OF PARKING SPACES SHORT = 36

**DRAWING LIST:**

SP-1 : SITE PLAN & VICINITY MAP, FLOOR PLAN OF EXIST. BLDG.

*Plot Ex 1*

DATE	4/19
ELECTION	12
DISTRICT	12
TYPE	SP-1
SCALE	1" = 20'
BY	SGA
CHKD	SGA
DATE	4/19

THIS IS A LOCATION PLOT PLAN  
 NOT AN AUTHENTIC SURVEY.

PLOT PLAN SHOWING PARKING  
 FOR HERMAN'S BAKERY

APR 3 1984

FLOOR PLAN  
 OF  
 EXIST. BLDG.  
 SCALE: 1" = 20'

SITE PLAN  
 SCALE: 1" = 50'

**NOTE OF REVISION**

THIS SITE PLAN SUPERSEDES SITE PLAN DATED 8-19-83, FILED WITH BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING ON 12-7-83.

REFERENCE: PREVIOUS FILE NO.:

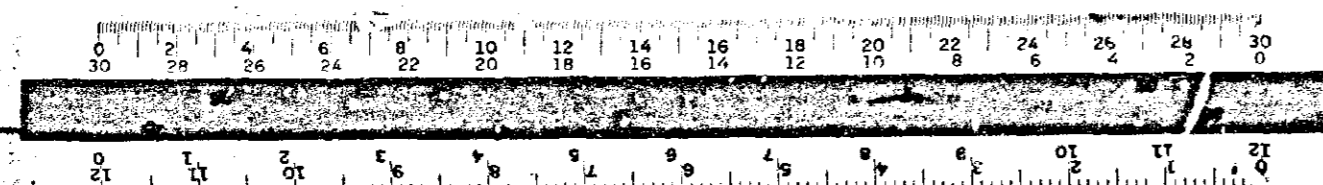
SGA DESIGNS, INC. : JOB NO.: 584102  
 BALTIMORE COUNTY : ITEM NO.: 71  
 CASE NO.: 84-155-A  
 CONTROL NO.: C-176-84  
 PERMIT NO.: 61198

**ZONING DATA**

EXISTING ZONE : B1  
 EXISTING USE : BAKERY  
 EXISTING BLDG HEIGHT: 20'  
 ELECTION DISTRICT: NO. 12  
 AREA IN ACRES: .52

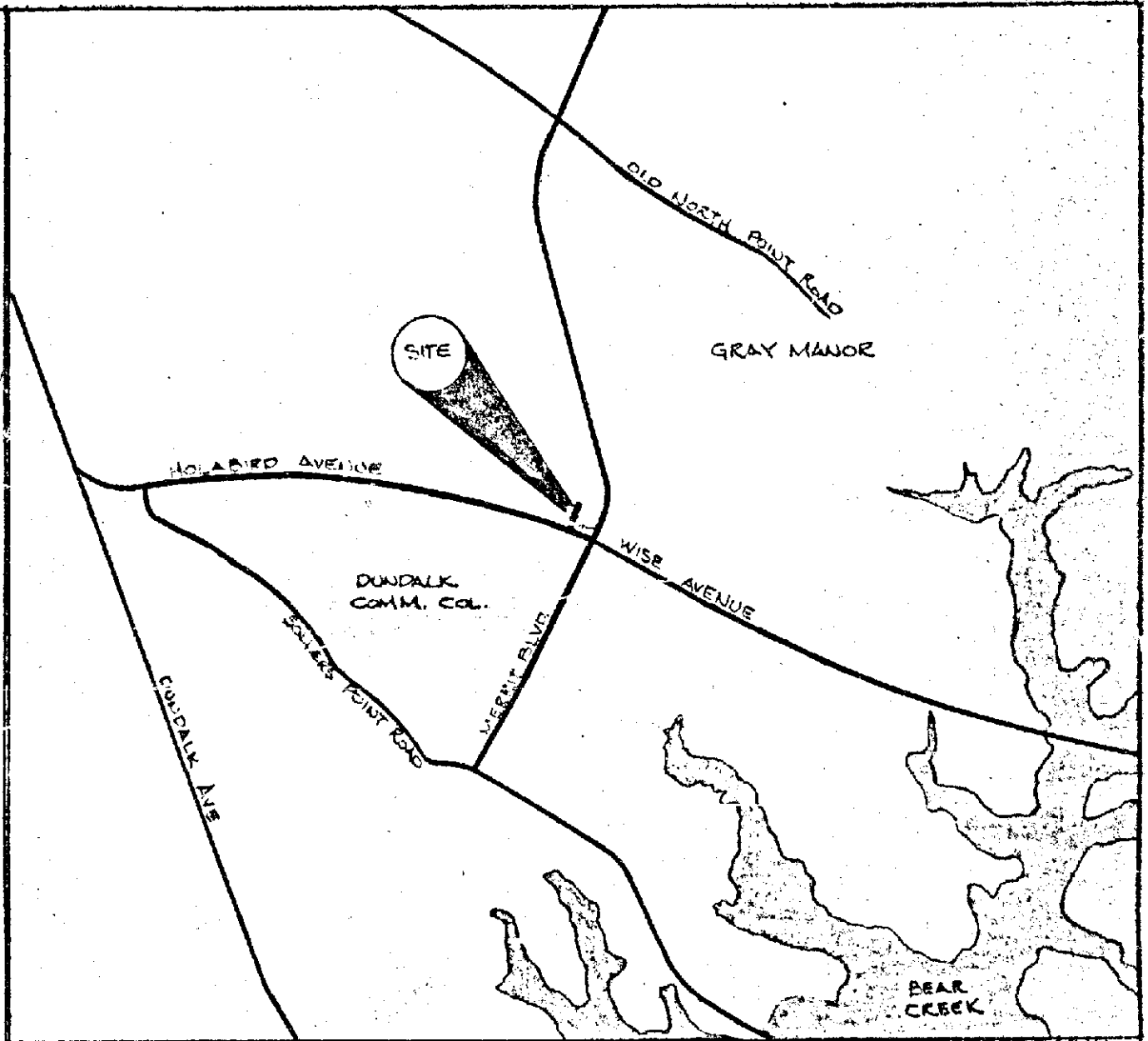
**SITE PLAN & VICINITY MAP  
 FLOOR PLAN OF EXIST. BLDG.**

SCALE AS NOTED	HERMAN'S BAKERY 7560 HOLABIRD AVE. DUNDALK, MARYLAND 21222	REVISIONS
	SGA DESIGNS, INC. 2317 CARTER MILL ROAD PHOENIX, MARYLAND 21131 (301) 771-4211	JOB NO. 584102 DWG NO. SP-1 SHT NO. 1 OF 1 DATE: 4-5-84

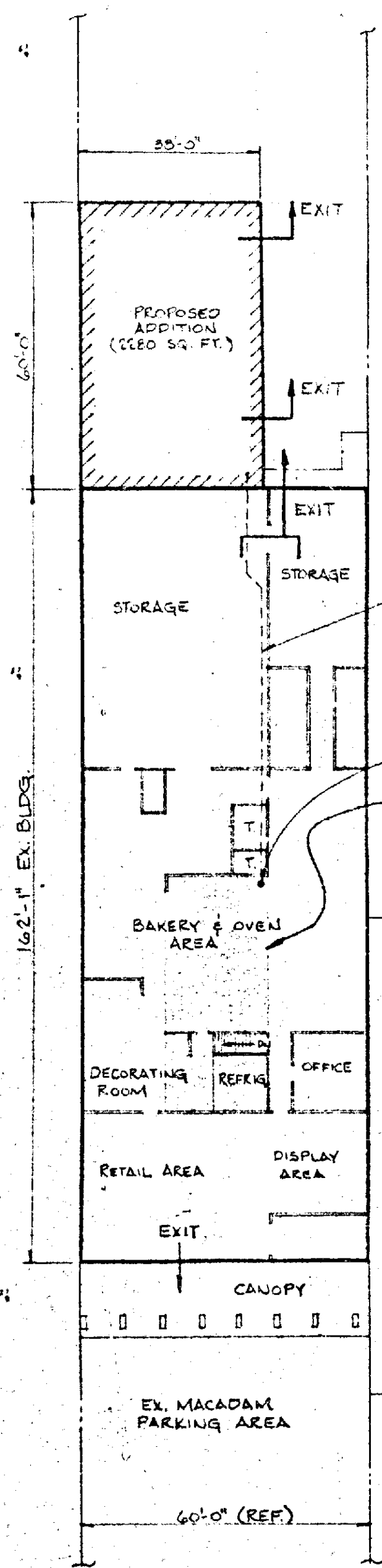


**NOTE:**

- 1- THE TRASH COMPACTOR SHALL BE PLACED TO THE REAR OF THE PROPERTY ENTIRELY WITHIN THE ADDITION AND SHALL BE EMPTIED ONLY AFTER 7:00AM, MONDAY THRU FRIDAY. THE COMPACTOR SHALL NOT BE OPERATED BETWEEN THE HOURS OF 10:30 PM. AND 7:00A.M..
- 2- RESIDUE EMANATING FROM THE CLEANING OF THE BAKERY SHALL BE ATTENDED TO BEFORE DISCHARGING ONTO THE PARKING LOT.



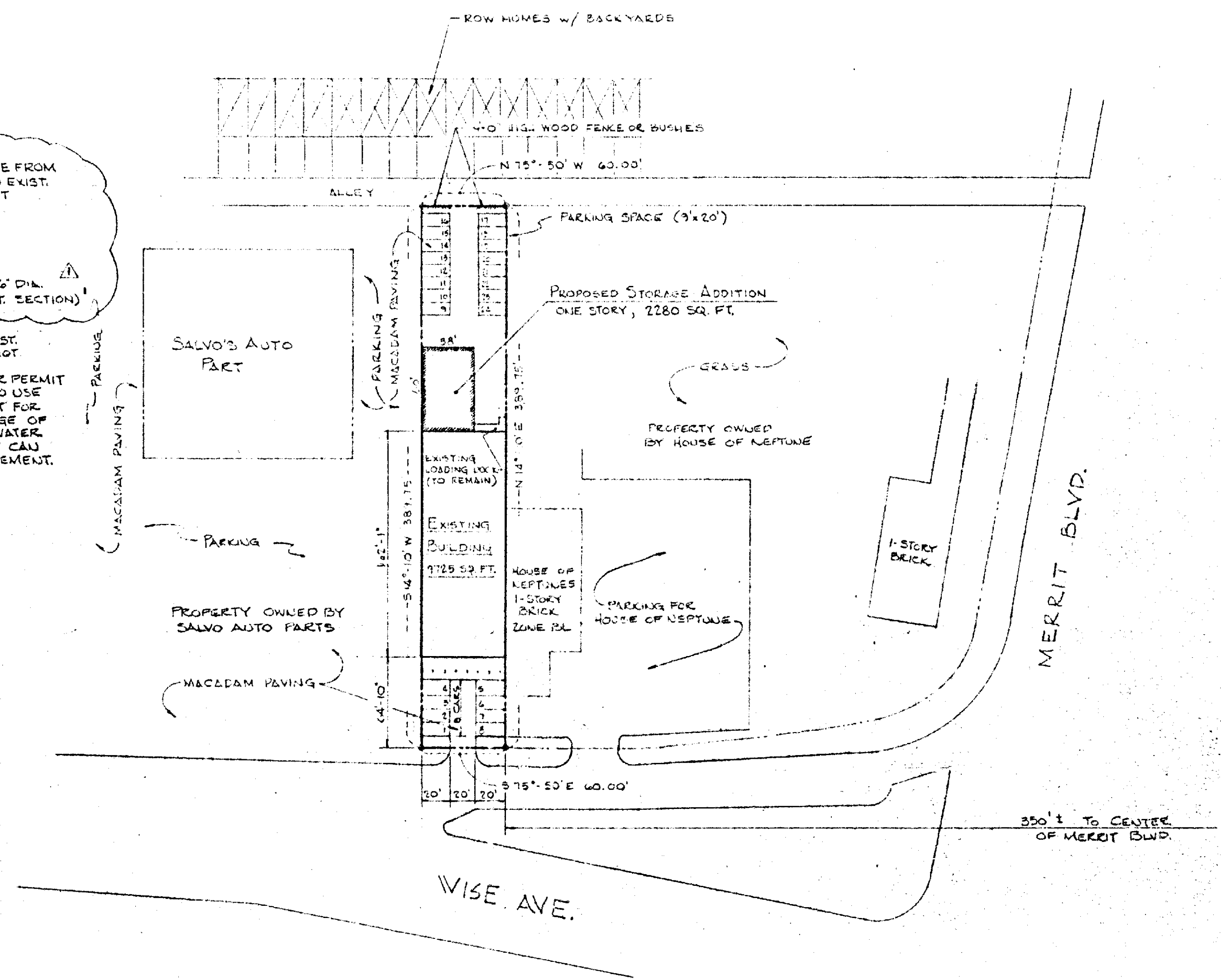
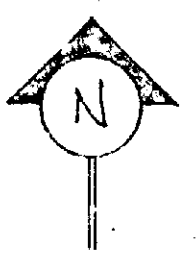
**VICINITY MAP**  
SCALE: 1" = 200'



NEW 4" Ø DRAIN LINE FROM NEW WASH AREA TO EXIST. DRAIN IN BASEMENT

LOCATION OF EXIST. 6" Ø SANITARY LINE (VERT. SECTION) IN BASEMENT

SHADED AREA INDICATES BASEMENT BELOW. EXIST. USE IS FOR STORAGE, HOT WATER HEATER & SUMP. UPON SUBMISSION FOR PERMIT OWNER AGREES NOT TO USE EXIST. BASEMENT FOR FURTHER STORAGE OF ANY KIND. HOT WATER HEATER & SUMP CAN REMAIN IN BASEMENT.



**PARKING REQUIREMENTS**

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 SQUARE FOOTAGE OF NEW SECOND FLOOR ADDITION = N/A  
 TOTAL AREA OF EXISTING AND NEW FIRST FLOOR = 12005 SQ. FT.  
 TOTAL AREA OF EXISTING AND NEW SECOND FLOOR = N/A  
 PARKING REQUIRED FOR FIRST FLOOR AREA:

$$\frac{12005}{200} = 60.025 \text{ SPACES; SAY } 60$$

PARKING REQUIRED FOR SECOND FLOOR AREA:

$$\frac{000}{500} = 0.00$$

TOTAL AMOUNT OF PARKING SPACES REQUIRED = 60

TOTAL AMOUNT OF PARKING SPACES AVAILABLE = 24

TOTAL AMOUNT OF PARKING SPACES SHORT = 36

**DRAWING LIST:**

SP-1 : SITE PLAN & VICINITY MAP, FLOOR PLAN OF EXIST. BLDG.

**PLANS APPROVED**

OFFICE OF PLANNING & ZONING  
 BY: [Signature]  
 DATE: 9/27/84  
 BY: [Signature]  
 DATE: 9/27/84  
 8d.317 SP-1  
 C-1033-84

SEP 21 1984

REVISED PRINT  
 DESTROY ALL PREVIOUS COPIES

**THIS IS A LOCATION PLOT PLAN  
 NOT AN AUTHENTIC SURVEY**

**PLOT PLAN SHOWING PARKING  
 FOR HERMAN'S BAKERY**

**FLOOR PLAN  
 OF  
 EXIST. BLDG.**  
SCALE: 1" = 20'

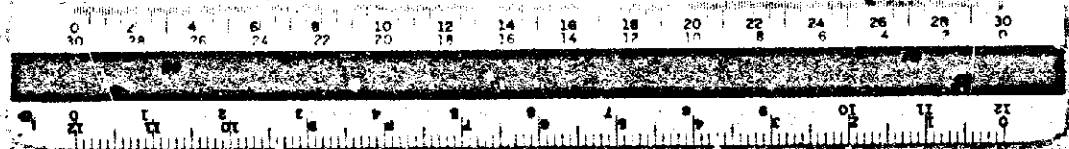
**SITE PLAN**  
SCALE: 1" = 50'

**NOTE OF REVISION**

THIS SITE PLAN SUPERSEDES SITE PLAN DATED 8-19-83, FILED WITH BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING ON 12-7-83.

REFERENCE: PREVIOUS FILE NO.:

SGA DESIGNS, INC. : JOB NO.: 584102  
 BALTIMORE COUNTY : ITEM NO.: 71  
 CASE NO.: 84-155-A  
 CONTROL NO.: C-176-84  
 PERMIT NO.: 61198

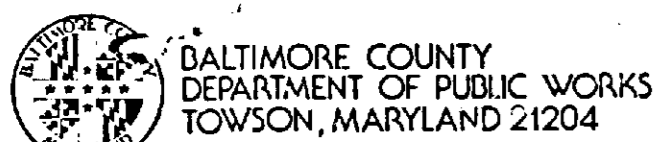


**ZONING DATA**

EXISTING ZONE: B1  
 EXISTING USE: BAKERY  
 EXISTING BLDG HEIGHT: 20'  
 ELECTION DISTRICT: NO. 12  
 AREA IN ACRES: .83

**SITE PLAN & VICINITY MAP  
 FLOOR PLAN OF EXIST. BLDG.**

SCALE AS NOTED	HERMAN'S BAKERY 7560 HOLABIRD AVE. DUNDALK, MARYLAND. 21222	REVISIONS 1 GEN. 7-12-84
SGA DESIGNS, INC. 2317 Central Hill Road PHOENIX, MARYLAND 21131 (301) 771-4211		JOB NO. 584102 DWG. NO. SP-1 SHEET NO. 1 OF 1 DATE: 4-5-84



HARRY J. PISTEL, R. E.  
DIRECTOR  
October 19, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21284

Re: Item #71 (1983-1984)  
Property Owner: Herman's Bakery, Inc.  
N/S Holabird Ave., 410' W. from centerline  
Merritt Blvd.  
Acres: 60 X 389.75 District: 12th

Dear Mr. Jablon:

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:**

Baltimore County highway and utility improvements exist and are not directly involved. Ultimate improvement of the alley shall be a 20-foot commercial type alley on a 24-foot right-of-way.

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 Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 71 (1983-1984).

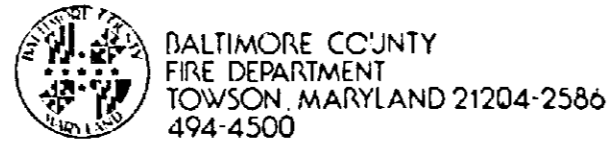
Very truly yours,  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EM:FW:RIS

cc: J. Trenner - Attn: S. Poehlman

E-W Key Sheet  
10 SE 22 Pos. Sheet  
SE 3 F Topo  
1/10 1/10 1/10



PAUL H. RENCKE  
CHIEF  
May 3, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21284

Attention: Wick Comodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Herman's Bakery, Inc.

Location: N/S Holabird Avenue 410' W. from c/l Merritt Blvd.

Item No.: 264 Zoning Agenda: Meeting of 4/17/84

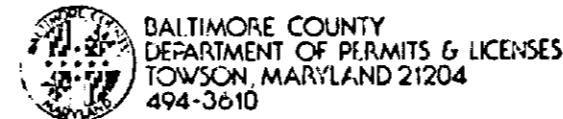
Gentlemen:

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.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ 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: *Wick Comodari* Noted and Approved: *George M. Magorath*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



ED ZALESKI, JR.  
DIRECTOR  
Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21284  
April 23, 1984

Dear Mr. Jablon:

Comments on Item # 264, Zoning Advisory Committee Meeting are as follows:

Property Owner: Herman's Bakery, Inc.  
Location: N/S Holabird Avenue 410' W. from c/l Merritt Blvd.  
Existing Zoning: B.L.  
Proposed Zoning: Special Hearing to approve a revision to site plan in Case No. 84-155-A. The revision proposes a one story addition of 60' x 30' as opposed to an addition of 12' by 30' as shown on the original site plan.

Acres: 2280 sq. ft.  
District: 12th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/Consolidated 1982 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (B) A building / or other 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 not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (E) An exterior wall erected within 6'0" for commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction; no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 107 and Table 102, also Section 503.2.
- (F) Requested variance appears to conflict with the Baltimore County Building Code, Section 5.
- (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 can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- (I) A new building permit shall be required due to the change in size of 60' x 30' instead of 12' x 30' as originally stated. New construction plans and data sheets will be required. No provisions have been made for Handicapped Parking and other applicable Handicapped requirements as required by State Regulations 05.01.07.

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 W. Chesapeake Ave., Towson.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: May 3, 1984  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: #84-317-SPH

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

NEG/JGH/sf

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

*Arnold Jablon*  
Zoning Commissioner of  
Baltimore County

IN RE: PETITION SPECIAL HEARING BEFORE THE  
N/S of Holabird Avenue, 410' W ZONING COMMISSIONER  
of the centerline of Merritt Boulevard (7560 Holabird Avenue) - 12th Election District OF BALTIMORE COUNTY  
Herman's Bakery, Inc., Case No. 84-317-SPH  
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests to amend and modify the variance previously granted in Case No. 84-155-A, as more fully described on Petitioner's Exhibit 1. The Petitioner, by its President, Harry J. Herman, appeared and was represented by Counsel. Testifying for the Petitioner was Steven Annis, an engineer. Matilda Wolfe, a neighbor, appeared and testified as a Protestant.

Testimony indicated that the subject property, zoned B.L., was previously granted a variance to permit 24 parking spaces instead of the required 60 spaces. The reason for the original request was that the Petitioner intended to construct a 40' x 40' two-story storage building to the rear of the bakery which would intrude into the parking area. The Petitioner wishes to amend the site plan introduced and accepted into evidence in that earlier hearing to reduce the scope of the expansion. A one-story addition of 2,280 square feet instead of a two-story addition of 3,200 square feet is presently proposed because the cost of a two-story addition is prohibitive and the one-story addition would result in savings of 26% of the square foot cost. The proposed 60' x 38' one-story addition would project 20 feet closer to the rear property line and therefore would be closer to the neighbors who abut the alley across from the Petitioner's property.

The Petitioner also requests modifications to the restrictions established by the previous Order. A drain pipe required therein is no longer necessary

ORDER RECEIVED FOR FILING  
DATE: May 24, 1984  
BY: *John P. Lawrence*  
ADMINISTRATIVE ASSISTANT

PETITION FOR SPECIAL HEARING

12th Election District  
ZONING: Petition for Special Hearing  
LOCATION: North side Holabird Avenue, 410 ft. West of the centerline of Merritt Boulevard (7560 Holabird Avenue)  
DATE & TIME: Monday, May 21, 1984 at 11:00 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 in Case No. 84-155-A to allow a change in the size of the proposed addition

Being the property of Herman's Bakery, Inc., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

because the cleaning of the bakery will be conducted entirely within the building and all fluids will be contained inside, thereby negating the use of an outside drain to dispose of these fluids. Additionally, the Petitioner will not be using a dumpster, but a 8' x 8' x 9' trash compactor to handle all refuse.

Mrs. Wolfe testified on behalf of herself and her neighbors about their continuing concern regarding the trash and use of the property. As a result of discussions between the parties, Mrs. Wolfe agreed that the compactor should be placed to the rear of the proposed addition but felt it should be inside with an insulated, swing-down garage door to entirely enclose it.

The Petitioner seeks to amend and modify the variance granted in Case No. 84-155-A pursuant to Section 500.7 of the Baltimore County Zoning Regulations (BCZR).

It is obvious from the testimony that the proposed modifications will not create an adverse impact on the health, safety, and general welfare of the surrounding community and will cause less of an impact than the original proposal for a two-story addition. In no way will the actual parking configuration or number of spaces permitted be affected. Certainly, the request to amend and modify would be within the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of May, 1984, that the amendments to and modifications of Case No. 84-155-A to allow construction of a 2,280 square foot one-story addition instead of a 3,200 square foot two-story addition be and is hereby GRANTED, from and after the date of this order, subject, however, to the following restrictions:

ORDER RECEIVED FOR FILING  
DATE: May 24, 1984  
BY: *John P. Lawrence*  
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING  
DATE: May 24, 1984  
BY: *John P. Lawrence*  
ADMINISTRATIVE ASSISTANT



April 24, 1984

Herbert R. O'Connor, III, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Hearing  
N/S Holabird Ave., 410' W of the c/l of  
Merritt Blvd. (7560 Holabird Avenue)  
Herman's Bakery, Inc. - Petitioner  
Case No. 84-317-SPH

TIME: 11:00 A.M.  
DATE: Monday, May 21, 1984  
PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 128243  
DATE: 4-24-84 ACCOUNT: R-21-615-000  
AMOUNT: 100.00  
RECEIVED FROM: *[Signature]*  
FOR: *[Signature]*  
034\*\*\*\*\*100010 4042A

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

ARNOLD JABLON  
ZONING COMMISSIONER

May 16, 1984

Herbert R. O'Connor, III, Esquire  
P. O. Box 5517  
210 Allegheny Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing  
N/S Holabird Ave., 410' W of c/l of  
Merritt Blvd.  
Herman's Bakery - Petitioner  
Case No. 84-317-SPH

Dear Mr. O'Connor:

This is to advise you that \$64.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 130502  
DATE: 5/22/84 ACCOUNT: R-01-615-000  
AMOUNT: \$64.00  
RECEIVED FROM: Cook, Howard, Downs & Tracy  
FOR: Advertising and posting Case #84-317-SPH  
(Herman's Bakery)  
065\*\*\*\*\*640010 8224A

PETITION FOR SPECIAL HEARING

12th Election District

ZONING: Petition for Special Hearing  
LOCATION: North side Holabird Avenue, 410 ft. West of the centerline of Merritt Boulevard (7560 Holabird Avenue)  
DATE & TIME: Monday, May 21, 1984 at 11:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Being the property of Herman's Bakery, Inc., as shown on plat plan filed with the Zoning Department.

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BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning for the same on the northside of Holabird Avenue 410 feet, more or less, west of the center line of Merritt Boulevard, running thence S 75° 50' E 60', thence running N 140° 10' E 389.75' to a point on the southside of an alley there situate, thence running along the southside of said alley N 75° 50' W 60' to a point, thence S 140° 10' W 389.75' to the place of beginning.

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

NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

4-26-84

Re: Zoning Advisory Meeting of 4-17-84  
Item # 264  
Property Owner: Herman's Bakery, Inc.  
Location: N/S Holabird Ave., W of Merritt Blvd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ( ) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Varying calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "T" intersection as defined by 8111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:  
Dumper location must be shown on plan as per Order - 84-155-A

*[Signature]*  
Dugene A. Boker  
Chief, Current Planning and Development

cc: Janet Huswell

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3350

STEPHEN E. COLLINS  
DIRECTOR

May 22, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 264 -ZAC- Meeting of April 17, 1984  
Property Owner: Herman's Bakery, Inc.  
Location: N/S Holabird Avenue 410' W. from c/l Merritt Boulevard  
Existing Zoning: B.I.  
Proposed Zoning: Special Hearing to approve a revision to site plan in Case No. 84-155-A. The revision proposes a one story addition of 60' by 30' as opposed to an addition of 42' by 38' as shown on the original site plan.

Acres: 2280 sq. ft.  
District: 12th

Dear Mr. Jablon:

The only access to the rear parking lot is through a residential alley and problems may develop.

*[Signature]*  
Michael S. Flanigan  
Traffic Engineering Assoc. II

MSF/ccm

5/21 84-317

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 264, Zoning Advisory Committee Meeting of April 17, 1984

Property Owner: Herman's Bakery, Inc.

Location: N/S Holabird Avenue District 12

Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charrtroller operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathroom, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

May 10, 1984  
Date

Zoning Item # 264 Zoning Advisory Committee Meeting of April 17, 1984  
Page 2

- ( ) Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 194-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 194-3768.
- ( ) Soil percolation tests (have been/must be) conducted.  
( ) The results are valid until \_\_\_\_\_  
( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.  
( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test  
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- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ( ) Others \_\_\_\_\_

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

SS 20 1283 (2) R

May 10, 1984  
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 264, Zoning Advisory Committee Meeting of April 17, 1984

Property Owner: Herman's Bakery, Inc.

Location: N/S Holabird Avenue District 12

Water Supply public Sewage Disposal public

- COMMENTS ARE AS FOLLOWS:
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Zoning Item # 264 Zoning Advisory Committee Meeting of April 17, 1984  
Page 2

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- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ( ) Others \_\_\_\_\_

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

SS 20 1283 (2) R

May 10, 1984  
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 264, Zoning Advisory Committee Meeting of April 17, 1984

Property Owner: Herman's Bakery, Inc.

Location: N/S Holabird Avenue District 12

Water Supply public Sewage Disposal public

- COMMENTS ARE AS FOLLOWS:
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Zoning Item # 264 Zoning Advisory Committee Meeting of April 17, 1984  
Page 2

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

Zoning Item # 264, Zoning Advisory Committee Meeting of April 17, 1984

Property Owner: Herman's Bakery, Inc.

Location: N/S Holabird Avenue District 12

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  - ( ) Others \_\_\_\_\_

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

SS 20 1283 (2) R

May 10, 1984  
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 264, Zoning Advisory Committee Meeting of April 17, 1984

Property Owner: Herman's Bakery, Inc.

Location: N/S Holabird Avenue District 12

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Zoning Item # 264 Zoning Advisory Committee Meeting of April 17, 1984  
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*Ian J. Forrest*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

May 10, 1984  
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 264, Zoning Advisory Committee Meeting of April 17, 1984

Property Owner: Herman's Bakery, Inc.

Location: N/S Holabird Avenue District 12

Water Supply public Sewage Disposal public

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SS 20 1082 (1)

Zoning Item # 264 Zoning Advisory Committee Meeting of April 17, 1984  
Page 2

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

Zoning Item # 264, Zoning Advisory Committee Meeting of April 17, 1984

Property Owner: Herman's Bakery, Inc.

Location: N/S Holabird Avenue District 12

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  - ( ) Others \_\_\_\_\_

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

SS 20 1283 (2) R

Herbert R. O'Connor, III, Esquire  
P.O. Box 5917  
210 Allegheny Avenue  
Towson, Maryland 21204

May 24, 1984

RE: Petition Special Hearing  
N/S of Holabird Avenue, 410' W of  
the centerline of Merritt Boulevard  
(7550 Holabird Avenue) -  
12th Election District  
Herman's Bakery, Inc., Petitioner  
Case No. 84-317-SPH

Dear Mr. O'Connor:

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

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

AJ/srl

Attachments

cc: Ms. Ingrid Wolfe  
7551 Westfield Road  
Baltimore, Maryland 21222  
People's Counsel

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINKE  
CHIEF

May 2, 1984

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: Herman's Bakery, Inc.

Location: N/S Holabird Avenue 410' W. from c/l Merritt Blvd.

Item No.: 264 Zoning Agenda: Meeting of 4/17/84

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.

1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ 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.
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: *George M. McGehee*  
Planning Group  
Special Inspection Division

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

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 11, 1984

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

Nicholas S. Comodari  
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

County Administration

Industrial Development

Herbert R. O'Connor, III, Esquire  
P.O. Box 5917  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Item No. 264 - Case No. 84-317-SPH  
Petitioner - Herman's Bakery, Inc.  
Special Hearing Petition

Dear Mr. O'Connor:

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.

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 S. Comodari*  
NICHOLAS S. COMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bcc

Enclosures

cc: SGA Designs, Inc.  
2317 Carroll Hill Road  
Phoenix, Maryland 21131

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

May 4, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #264 (1983-1984)  
Property Owner: Herman's Bakery, Inc.  
N/S Holabird Avenue, 410' W. from centerline  
Merritt Blvd.  
Acres: 2280 sq. ft. District: 12th

Dear Mr. Jablon:

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 71 (1983-1984) 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 #264 (1983-1984).

Very truly yours,

*Robert A. Morton, P.E.*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

PAM:EAM:FR:iss

Encls.

E-W Key Sheet  
10 SE 22 Pos. Sheet  
SE 3 F Topo  
109 Tax Map

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3010

TED ZALESKI, JR.  
DIRECTOR

April 23, 1984

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 264, Zoning Advisory Committee Meeting are as follows:

Property Owner: Herman's Bakery, Inc.

Location: N/S Holabird Avenue 410' W. from c/l Merritt Blvd.

Existing Zoning: B-1

Proposed Zoning: B-1

Special Hearing to approve a revision to site plan in Case No. 84-317-SPH. The revision proposes a one story addition of 60' x 30' as opposed to an addition of 42' x 30' as shown on the original site plan.

Acres: 2280 sq. ft.

District: 12th.

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-88 State of Maryland Code for the Handicapped and Aged; and other applicable codes.

B. A building/structure 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 not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use grouped on adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 401, Line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict 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 can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments - A new building permit shall be required due to the change in size of 30' x 60' instead of 42' x 30' as originally stated. New construction plans and data sheets will be required. No provisions have been made for Handicapped Parking and other applicable Handicapped requirements as required by State Regulations 05.01.07.

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 W. Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burbanck*  
Charles E. Burbanck, Chief  
Plans Review

CEB:es

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

October 19, 1983

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #71 (1983-1984)  
Property Owner: Herman's Bakery, Inc.  
N/S Holabird Ave., 410' W. from centerline  
Merritt Blvd.  
Acres: 60 X 389.75 District: 12th

Dear Mr. Jablon:

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:

Baltimore County highway and utility improvements exist and are not directly involved. Ultimate improvement of the alley shall be a 20-foot commercial type alley on a 24-foot right-of-way.

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 Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 71 (1983-1984).

Very truly yours,

*Robert A. Morton, P.E.*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

PAM:EAM:FR:iss

cc: J. Trenner - Attn: S. Poehlman

E-W Key Sheet  
10 SE 22 Pos. Sheet  
SE 3 F Topo  
109 Tax Map

ZONING DESCRIPTION

Beginning for the same on the northside of Holabird Avenue 410 feet, more or less, west of the center line of Merritt Boulevard, running thence S 75° 50' E 60', thence running N 14° 10' E 389.75' to a point on the southside of an alley there situate, thence running along the southside of said alley N 75° 50' W 60' to a point, thence S 14° 10' W 389.75' to the place of beginning.

IN RE: PETITION SPECIAL HEARING BEFORE THE  
N/S of Holabird Avenue, 410' W ZONING COMMISSIONER  
of the centerline of Merritt of BALTIMORE COUNTY  
Boulevard (7550 Holabird Avenue) - 12th Election District  
Herman's Bakery, Inc., Case No. 84-317-SPH  
Petitioner \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests to amend and modify the variance previously granted in Case No. 84-155-A, as more fully described on Petitioner's Exhibit 1.

The Petitioner, by its President, Harry J. Herman, appeared and was represented by Counsel. Testifying for the Petitioner was Steven Annis, an engineer. Matilda Wolfe, a neighbor, appeared and testified as a Protestant.

Testimony indicated that the subject property, zoned B.L., was previously granted a variance to permit 24 parking spaces instead of the required 60 spaces. The reason for the original request was that the Petitioner intended to construct a 40' x 40' two-story storage building to the rear of the bakery which would intrude into the parking area. The Petitioner wishes to amend the site plan introduced and accepted into evidence in that earlier hearing to reduce the scope of the expansion. A one-story addition of 2,280 square feet instead of a two-story addition of 3,200 square feet is presently proposed because the cost of the two-story addition is prohibitive and the one-story addition would result in a savings of 26% of the square foot cost. The proposed 60' x 38' one-story addition would project 20 feet closer to the rear property line and therefore would be closer to the neighbors who abut the alley across from the Petitioner's property.

The Petitioner also requests modifications to the restrictions established by the previous Order. A drain pipe required therein is no longer necessary

because the cleaning of the bakery will be conducted entirely within the building and all fluids will be contained inside, thereby negating the use of an outside drain to dispose of these fluids. Additionally, the Petitioner will not be using a dumpster, but a 8' x 8' x 9' trash compactor to handle all refuse.

Mrs. Wolfe testified on behalf of herself and her neighbors about their continuing concern regarding the trash and use of the property. As a result of discussions between the parties, Mrs. Wolfe agreed that the compactor should be placed to the rear of the proposed addition but felt it should be inside with an insulated, swing-down garage door to entirely enclose it.

The Petitioner seeks to amend and modify the variance granted in Case No. 84-155-A pursuant to Section 500.7 of the Baltimore County Zoning Regulations (BCZR).

It is obvious from the testimony that the proposed modifications will not create an adverse impact on the health, safety, and general welfare of the surrounding community and will cause less of an impact than the original proposal for a two-story addition. In no way will the actual parking configuration or number of spaces permitted be affected. Certainly, the request to amend and modify would be within the spirit and intent of the BCZR.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th May, 1984, that the amendments to and modifications of Case No. 84-155-A to allow construction of a 2,280 square foot one-story addition instead of the 3,200 square foot two-story addition be and is hereby GRANTED, from and after the date of this order, subject, however, to the following restrictions:

- The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The trash compactor shall be placed to the rear of the property entirely within the addition and shall be emptied only after 7:00 a.m., Monday through Friday. The compactor shall not be operated between the hours of 10:30 p.m. and 7:00 a.m.
- Residue emanating from the cleaning of the bakery shall be attended to before discharging onto the parking lot.
- Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZPAC), which are adopted in their entirety and made a part of this Order.

*C. S. K.*  
Zoning Commissioner  
Baltimore County

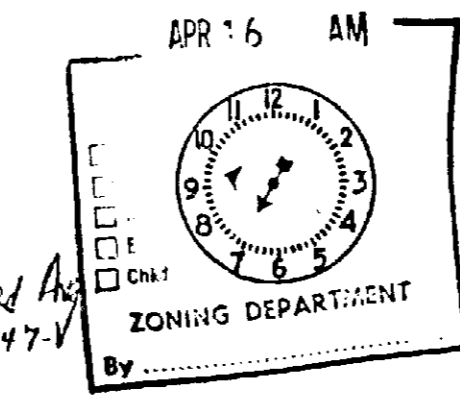
44-250  
89-Adg-Cor-126

**SGA Designs, Inc.**  
2317 CARROLL HILL ROAD, PHOENIX, MARYLAND 21131  
(301) 771-4211

4/17/84  
To My  
client Steve in file  
G

April 11, 1984

Baltimore County  
Department of Permits and Licenses  
111 W. Chesapeake Avenue  
Towson, Maryland  
21204



Reference: Herman's Bakery Inc.  
7558 Trappe Road 7560 Holabird Ave  
Baltimore, Maryland 21222 83-147-V  
Application # 61198-C  
Control # C-176-84

Item No. 264

Gentlemen,

Please be advised with this letter that the above application is to be placed on a temporary hold until further notice by this office.

By request of my client we have filed with the Zoning Board for a revision to the existing variance received on December 22, 1983, case #84-155A. The office of Zoning and Planning has advised us it will take about 45 days for this process to finalize.

Again, this is only a temporary hold and we will inform you to how to proceed once we have our hearing with the Zoning Board.

Please feel free to contact our office if you have any questions with respect to our motion in this case.

Sincerely,  
*Stephen G. Annis*  
Stephen G. Annis  
President

cc: Herman's Bakery  
Building Plans Review  
Herbert O'Connor, III, Esquire  
Fire Department  
Planning and Zoning

HERMAN'S BAKERY  
7500 Block Holabird Avenue  
Baltimore, MD 21222

May 21, 1984  
Case: 84-317-SPH

HOME OWNERS  
7500 Block Westfield Road  
Baltimore, MD 21222  
Rear of these properties face  
the rear of Herman's property

Case: 84-155-A

These homes were bought in 1954 by the people presently living in them. All of us have survived here for 30 years more or less.

We have a constant battle with debris, garbage and noise. Trucks and additional building close to our homes will not only add to an already overburdened neighborhood with the above mentioned problems but will decrease the value of our properties.

**PROTESTANTS  
WANTED**

Ex 2



**EXHIBITS 1 and 2**  
Proximity view of Herman's Bakery trucks to homes' located at rear of Herman's Bakery building.  
At time this photo was taken (noon) two of trucks were illegally parked here were out on delivery errands.

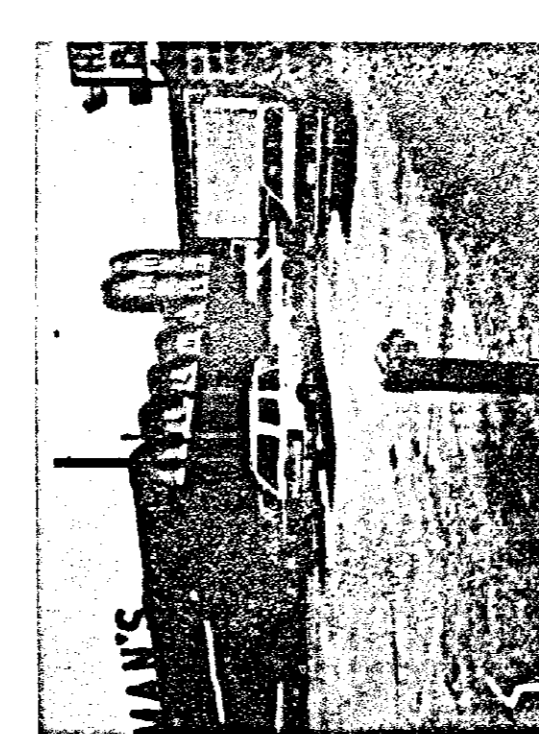


Ex 1

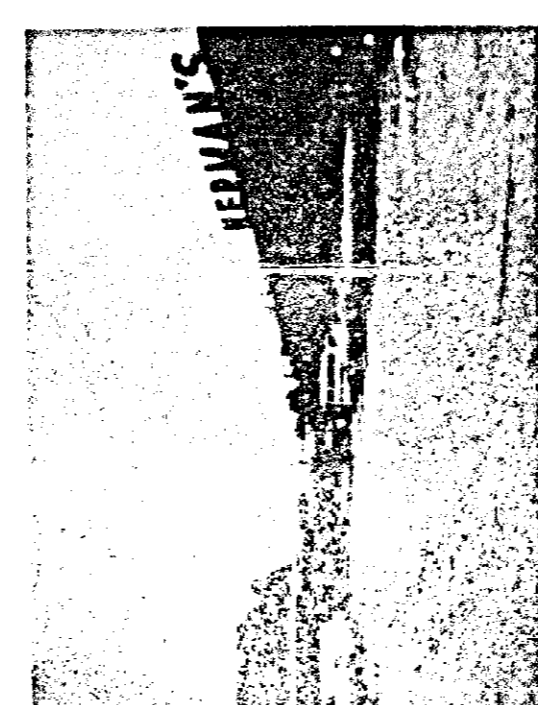
Ex 4



**Exhibit 3 and 4 - cont'd...**  
Neptune's Seafood building is next to Herman's Bakery (top of their building can be seen in Exhibit 3).  
Neptune also has limited parking space.



**Exhibits 3 and 4**  
The front of Herman's Bakery holds cars on the property of Salvo's auto supply. Cars parked at side of Herman's building are bakery customers.  
Mr. Herman has a verbal agreement with Salvo for his (Mr. Herman's) customers to use the Salvo parking area.



Ex 5

**EXHIBIT 5**  
Herman's Bakery and Salvo's building and our homes in background.

**PETITION FOR SPECIAL HEARING**  
11th District Board  
ZONING: Petition for Special Hearing  
LOCATION: North side Holabird Avenue, 4th fl. West of the entrance of Herald Boulevard (300) Holabird Avenue  
DATE & TIME: Monday, May 21, 1984 at 10:00 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 on Case No. 84-155-A of the Baltimore County Zoning Regulations. The hearing will determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the site plan in Case No. 84-155-A to allow a change in the use of the proposed addition.  
Being the property of Herman's Bakery, Inc., as shown on plat filed with the Zoning Department, in the event that the Petitioner desires a building permit may be issued within the city (30) day appeal period. The Zoning Commissioner will, however, exercise his power for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the Zoning Department at least 48 hours before the hearing set above or by Order of  
ARNOLD JARLON  
Zoning Commissioner  
Baltimore County  
May 2

84-317-SPH  
**CERTIFICATE OF PUBLICATION**

TOWSON, MD, May 3, 1984.  
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 21st day of May, 1984, the first publication appearing on the 3rd day of May, 1984.

THE JEFFERSONIAN  
*L. Frank Smith*  
Manager  
Cost of Advertisement, \$ 0.00

84-317-SPH  
**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12 Date of Posting: 5/16/84  
Posted for: Petition for Special Hearing  
Petitioner: Herman's Bakery, Inc.  
Location of property: 7558 Trappe Road, 7560 Holabird Ave., 4th fl. West of the entrance of Herald Blvd.  
Location of Signs: (1) front of property 644 7560 Herald Blvd. (2) - rear of property (facing alley)  
Remarks:  
Posted by: *Arnold Jarlon* Date of return: 5/19/84  
Signature  
Number of Signs: 2