

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.2 (2)(3.1) to permit a front yard setback of 10' instead of the required 75' and rear yard setback along railroad of 10' instead of the required 50' and a side yard setback of 0' instead of the required 50'.

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

- 1.) Wabash Ave. is not planned to be extended and no residential development will occur on the Southwest side of road due to 100 Year Flood Plain.
- 2.) Previous Variance granted to Existing Building for Raloid Machine Co. Rear Yard along Railroad, Case No. 79-169-A

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

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

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

Contract Purchaser: N/A
(Type or Print Name)
Signature N/A
Address N/A
City and State N/A

Legal Owner(s): Raloid Machine Co.
(Type or Print Name)
Signature N/A
(Type or Print Name)
Signature N/A

Surveyor for Petitioner
R.T.P., Inc.
(Type or Print Name)
Signature
112 East Main Street
Address
Westminster, Md. 21157
City and State
Telephone No.: 876-1222

109 Wabash Avenue
Address
Reisterstown, Md. 21136
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Raloid Machine Co. - Legal Owner
109 Wabash Avenue
Reisterstown, Md. 21136
Phone No. 833-2272

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of February, 1985, 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 27th day of February, 1985, at 2:30 o'clock.

Carl Jones
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
444-3010

February 27, 1985

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

Dear Mr. Jablon:

Comments on Item # 170 Zoning Advisory Committee Meeting are as follows:

Property Owner: Raloid Machine Company
Location: NE/S Wabash Avenue 194.20' S/E from c/l Chateworth Avenue
Existing Zoning: M-1
Proposed Zoning: Variance to permit a front yard setback of 28.5' in lieu of the required 75' and a rear yard setback of 10' in lieu of the required 50' along railroad.

Acres: 7.008
District: 4th.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- A building permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use groups of an 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 101, Line 2, Section 1107 and Table 1102, also Section 503.2.
- Requested variance appears to conflict with the Baltimore County Building Code, Section/s

A change of company 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.

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.

SPECIAL NOTE: Comments - The applicant has not shown on the plan how the proposed structure will meet the height and area requirements of the Code, as requested in previous comments.

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 106 (Plan Review) at 111 W. Chesapeake Ave., Towson.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Raloid Machine Company
SUBJECT: No. 85-241-A

Date: February 19, 1985

This office is not opposed to the granting of the subject request. It should be noted, however, that landscaping is required in conformance with the standards set forth in the Baltimore County Landscaping Manual.

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

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 15, 1985

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

cc: Mr. Nicholas B. Commodari
Chairman

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

Mr. Ramon Jadra, President
Raloid Machine Company
109 Wabash Avenue
Reisterstown, Maryland 21136

RE: Item No. 170 - Case No. 85-241-A
Raloid Machine Company
Variance Petition

Dear Mr. Jadra:

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.

As indicated in my conversations with Mr. Berner, your surveyor, the revised site plan must indicate a parking setback of eight feet from the existing right-of-way line of Wabash Avenue.

For further information concerning the comments of the Fire Department and Department of Permits and Licenses, you may contact Mr. Joseph Kelly at 494-3985 and Mr. Charles Burnham at 494-3987, respectively.

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

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

NBC:bsc
Enclosures
cc: RTF, Inc.
E. Main Street
Westminster, Md. 21157

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 25, 1985

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

Re: Item #170 (1984-1985)
Property Owner: Raloid Machine Company
N/E/S Wabash Ave. 194.20' S/E from centerline
Chateworth Ave.
Acres: 7.008
District: 4th

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:

Public water and sanitary sewer can be provided by the existing public facilities in Wabash Avenue.

As no additional public facilities are involved, this office has no comment.

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.

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.

Very truly yours,
Eugene A. Boser
Eugene A. Boser, Chief
Bureau of Public Services

JAM:EAM:KOP:iss

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
444-3011

NORMAN E. GERBER
DIRECTOR

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

Re: Zoning Advisory Meeting of 12/24/84
Item # 170
Property Owner: Raloid Machine Company
Location: NE/S Wabash Ave.
SE of Chateworth Ave.

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.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group meeting was held and 15 minutes will be forwarded by the Bureau of Public Services.
- (X) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) Planning calculations must be shown on the plan.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board on 1/22/85.
- (X) Indication: Must comply with Baltimore County Landscape Manual, 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- (X) The property is located in a traffic area controlled by a "T" level 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.
- (X) Additional comments:
Division of Public Services requested 11/16/84. File # 44-84-164. See memo to Mr. Boser dated 11/16/84.

Eugene A. Boser
Chief, Current Planning and Development

cc: James Hoswell

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 23rd day of January, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Raloid Machine Company
Petitioner's Attorney

Received by *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

ORDER RECEIVED FOR FILING
DATE March 1, 1985
BY John M. H. Jung

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 1st day of March, 1985, that the herein Petition for Variance(s) to permit a front yard setback of 28 feet in lieu of the required 75 feet, a rear yard setback along the railroad of 10 feet instead of the required 50 feet and a side yard setback of 0 feet instead of the required 50 feet for the purpose of expanding its operation by constructing 33,000 square feet of office area and 46,700 square feet of warehouse area, in accordance with the site plan prepared by R.T.F., Inc., revised February 26, 1985 and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following:

1. Landscaping shall comply with the Baltimore County Landscape Manual.

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

RE: PETITION FOR VARIANCES
NE/S of Wabash Ave., 194.20'
SE of the Centerline of
Chatsworth Ave., 4th District
RALOID MACHINE COMPANY,
Petitioner

: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-241-A

ENTRY OF APPEARANCE

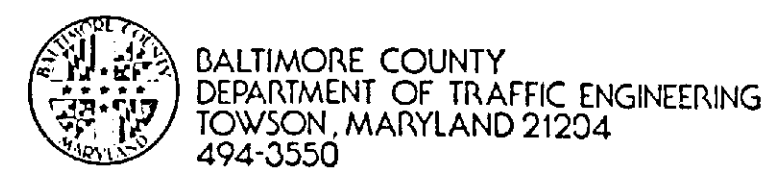
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 13th day of February, 1985, a copy of the foregoing Entry of Appearance was mailed to Raloid Machine Co., c/o Ramon Jadra, President, 109 Wabash Ave., Reisterstown, MD 21136, Petitioner; and R.T.F., Inc., 142 E. Main St., Westminster, MD 21157, which requested notification.

Peter Max Zimmerman
Peter Max Zimmerman



STEPHEN E. COLLINS
DIRECTOR

January 21, 1985

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

Item No. 168, 169, 170, 172, & 173 ZAC- Meeting of December 26, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

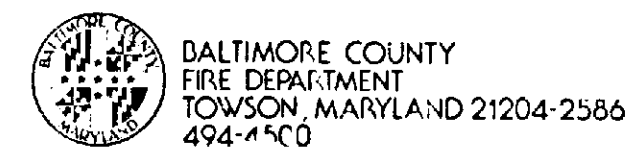
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 168, 169, 170, 172, and 173.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. III

MSP/csm



PAUL H. RENCKE
CHIEF

January 7, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Raloid Machine Company

Location: NE/S Wabash Avenue 194.20' S/E from c/l Chatsworth Avenue

Item No.: 170 Zoning Agenda: Meeting of 12/26/84

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 of 100 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.

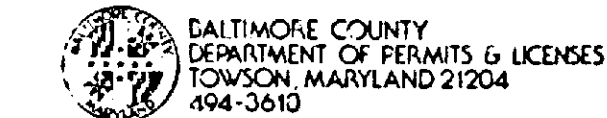
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

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

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

REVIEWED BY Paul H. Rencke 1-7-85 Noted and Approved: Ronald K. Kummer
Planning Group Fire Prevention Bureau
Special Inspection Division

Fire flow test is required to be conducted by the Baltimore City Water Dept. on Wabash Ave. as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engr.



January 7, 1985

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

Dear Mr. Jablon:

Comments on Item #170 Zoning Advisory Committee Meeting are as follows:

Property Owner: Raloid Machine Company
Location: NE/S Wabash Avenue 194.20' S/E from c/l Chatsworth Avenue
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a front yard setback of 28.5' in lieu of the required 75' and a rear yard setback of 10' in lieu of the required 50' along railroad.

Acres: 7.008
District: 1th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-28 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (B) A building/ & 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/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 lines. A firewall 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 202 and the required construction classification of Table 401.

IMPORTANT NOTES: (1) Comments - The Western Maryland Railroad right of way cannot be classified as part of the fire separation requirements of the Code. The north side of the structure will be considered having a 10'-0" setback. Plan is not sealed by the professional. Sprinklers will be required.

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,

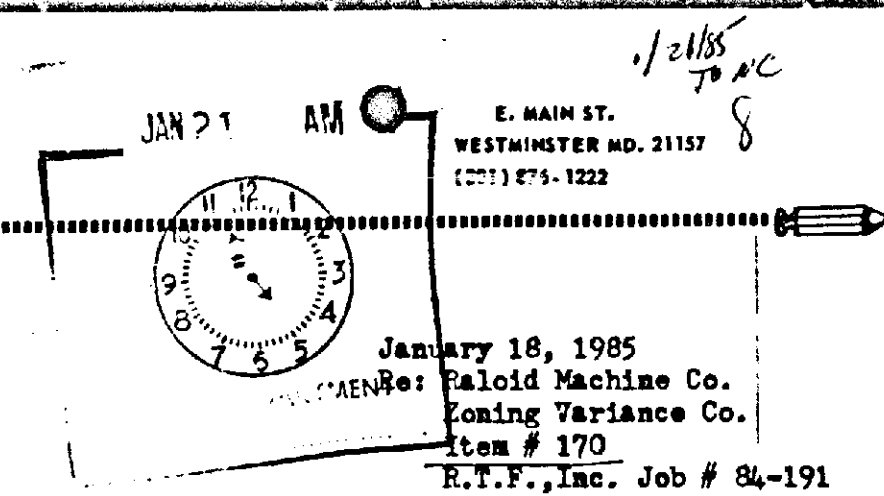
Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:ee

R.T.F., INC.

LAND SURVEYORS

ROBERT T. PHIPPAUGH, L.S.
PRESIDENT



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

Attention: Mr. Commodari

For our phone conversation of January 14, 1985, you requested R.T.F., Inc. to contact Dick Moore of Traffic Engineering and Sue Carroll of Planning.

We contacted them with the following results:

- 1.) Mr. Moore asked the reason for a loop driveway; Due to S.W.M.

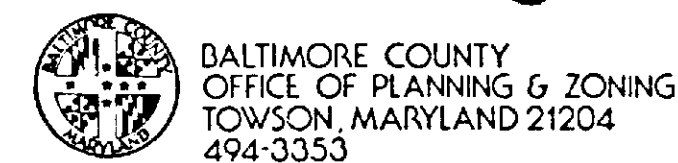
Facilities and Traffic Flow, Wabash Avenue to be abandoned and to be a private road.

- 2.) Sue Carroll wanted a turnaround at the end of Wabash Avenue, on the south side of proposed driveway.

That was the extent of the comments by both departments that we were instructed to contact. Should you require any further information, please contact this office.

R. Craig Berner
R.T.F., Inc.

RCB/llo
cc: Raloid Machine Co.
File



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 1, 1985

Raloid Machine Company
c/o Ramon Jadra, President
109 Wabash Avenue
Reisterstown, Maryland 21136

RE: NE/S of Wabash Avenue, 194.20'
SE of the c/l of Chatsworth Ave.
Petition for Variances
Raloid Machine Company-Petitioner
Case No. 85-241-A

Dear Mr. Jadra:

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

Very truly yours,

John M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:lch

Attachment

cc: People's Counsel

January 28, 1985

Mr. Robert Fishbaugh
R.T.F., Inc.
142 East Main Street
Westminster, Maryland 21157

NOTICE OF HEARING

RE: Petition for Variance
NE/S Wabash Ave., 194.20' SE of the
c/l of Chatsworth Avenue
Raloid Machine Company - Petitioner
Case No. 85-241-A

TIME: 2:30 p.m.

DATE: Wednesday, February 27, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Raloid Machine Company
c/o Ramon Jadra, President
109 Wabash Avenue
Reisterstown, Maryland 21136

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

No. 003105

DATE: 12/01/84 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Raloid Machine Corp.

FOR: File for Raloid Machine # 170

6 244*****010000 21136

21 VALIDATION OF SIGNATURE OF CARRIER

AUG 14 1985

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th Date of Posting 2-6-85
 Posted for: Variances
 Petitioner: Raloid Machine Company
 Location of property: NE/S. Wabash Avenue, 194.20 SE of the c/l of
Chatsworth Avenue
 Location of Sign: NE/Side of Wabash Avenue 300' SE of
Chatsworth Avenue
 Remarks: _____
 Posted by: M.J. Antz Date of return: 2-15-85
 Number of Signs: 1

PETITION FOR VARIANCES

LOCATION: Northeast side of Wabash Avenue, 194.20 feet Southeast of the centerline of Chatsworth Avenue, 1985 at 2:30 p.m.
 DATE AND TIME: Wednesday, February 27, 1985 at 2:30 p.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West 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 on the Petition for Variance to permit a front yard setback of 13 feet instead of the required 75 feet, a rear yard setback of 10 feet instead of the required 50 feet and a side yard setback of 0 feet instead of the required 50 feet.
 Being the property of Raloid Machine Company as shown on the plat filed with the Zoning Office.
 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 _____
 ZONING COMMISSIONER

PAPERS OF MARYLAND, INC.

Md., Feb. 7, 1985
 annexed... Reg. # L70330, P.O. #62969
 30 days previous
 1985, in the
 a daily newspaper published
 inster, Carroll County, Maryland,
 a weekly newspaper published
 sburg, Carroll County, Maryland,
 a weekly newspaper published
 in, Baltimore County, Maryland.

MARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per: Dennis Kiefer

CERTIFICATE OF PUBLICATION

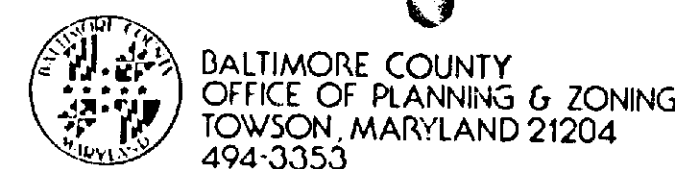
TOWSON, MD., February 7, 1985
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 7, 1985.

THE JEFFERSONIAN,

B. Ventak
 Publisher

Cost of Advertising

20.00



ARNOLD JABLON
ZONING COMMISSIONER

February 13, 1985

Raloid Machine Co.
 c/o Ramon Jadra, President
 109 Wabash Avenue
 Reisterstown, Maryland 21136

RE: Petition for Variances
 RE/S Wabash Ave., 194.20' SE of the c/l
 of Chatsworth Avenue
 Raloid Machine Co. - Petitioner
 Case No. 85-241-A

Dear Mr. Jadra:

This is to advise you that \$53.35 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. 005000

DATE: 2/13/85 ACCOUNT: 8001-617-0000

AMOUNT: \$ 53.35

RECEIVED FROM: Raloid Machine Co.

FOR: advertising and posting Case No. 85-241-A

VALIDATION OR SIGNATURE OF CARRIER

84-191

December 3, 1984
 Page 1 of 2

DESCRIPTION OF A 7.008 ACRE PARCEL

Ramon Jadra Property
 Raloid Machine Co.

ALL that lot or parcel of ground situate on the northeast side of Wabash Avenue in the Fourth Election District of Baltimore County, Maryland.

BEGINNING for the same at a point on the northeast side of Wabash Avenue; said point being at the end of the South 51°43' West 223.48 foot line, Parcel One, of a tract of land conveyed unto Raloid Machine Company by deed dated September 20, 1967 and recorded among the Land Records for Baltimore County in Liber O.T.G. 4807 folio 83; said point being distant South 46°51'30" East 194.20 feet from the intersection formed by the northeast side of Wabash Avenue and the centerline of Chatsworth Avenue (50 feet wide) unimproved; running thence reversely on said Raloid line North 43°05'20" East 223.49 feet to a point at the end of said line and on the southwest side of a 20 foot roadway (not open); thence with the southwest side of said roadway South 48°52'13" East 175.70 feet to a point on the northwest side of said 20 foot roadway; thence with the Northwest side of said roadway North 37°08'56" East 53.13 feet to a point in the center of the existing Railroad Tracks of the Western Maryland Railroad (66' wide) thence running along said center line South 48°52'13" East 850.15 feet to a point in the center of said tracks; said point being the end of the South 49°27'55" East 838.35 foot line of a tract of land conveyed unto Becker Realty Company, a limited partnership by deed dated October 17, 1974 and recorded among the Land Records of Baltimore County Maryland in Liber 5485 folio 149; thence with the outlines of said conveyance to Becker Realty the following six courses South 31°02'47" West 287.28' feet to the Eastern outline of a plat entitled "Section IV, Crandon and recorded among the aforesaid Land Records in Plat Book O.T.G. 31 page 9; thence binding on a part of the Eastern and Northeastern outlines of said land and on part of "Section II Crandon

84-191

December 3, 1984
 Page 2 of 2

don" the following four courses: North 30°24'18" West 213.33 feet to a point; thence North 54°54'18" West 158.89 feet to a point; thence North 72°56'18" West 374.78 feet to a point; thence North 64°02'00" West 182.14 feet to point designated "60" on the plat entitled "Section II Crandon" recorded among the aforesaid land records in Plat Book O.T.G. 31, page 7; said point also being the beginning point of the aforementioned conveyance to Becker Realty Company; thence with a portion of the first or N 39°00'00" East 433.51 foot line of said conveyance North 37°08'56" East 149.46 feet to a point on the Northeast right of way line of Wabash Avenue; said point also being the beginning of the North 40° West 11.2 perch line of a tract of land conveyed unto Ramon Jadra and Lillian Jadra, his wife, by deed dated November 10, 1977 and recorded in Liber E.H.K. Jr. 5824 folio 374 thence with the Northeast Right of Way Line of Wabash Avenue and with said line and continuing North 46°51'30" West 199.50 feet to the place of beginning containing 7.008 acres of land more or less.

Robert L. Farnell
 Registered Land Surveyor No. 6034

PETITION FOR VARIANCES

4th Election District

LOCATION: Northeast side of Wabash Avenue, 194.20 feet Southeast of the centerline of Chatsworth Avenue
 DATE AND TIME: Wednesday, February 27, 1985 at 2:30 p.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a front yard setback of 13 feet instead of the required 75 feet, a rear yard setback along railroad of 10 feet instead of the required 50 feet and a side yard setback of 0 feet instead of the required 50 feet.

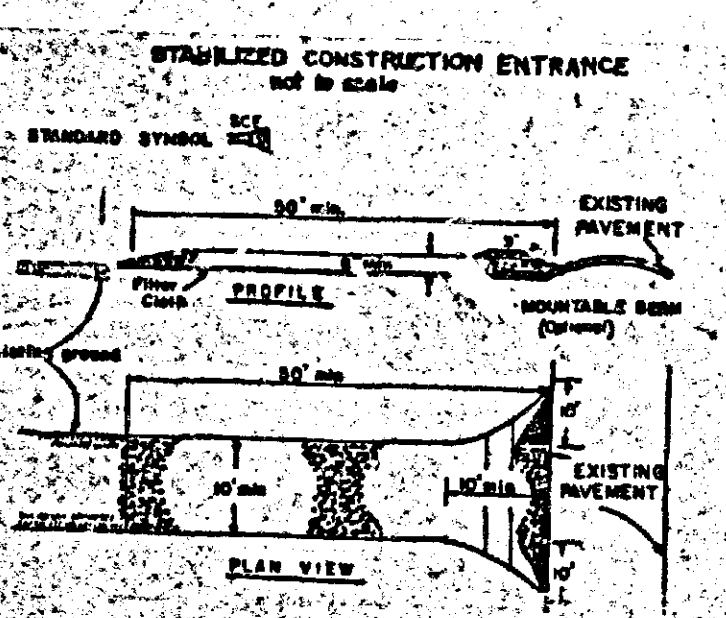
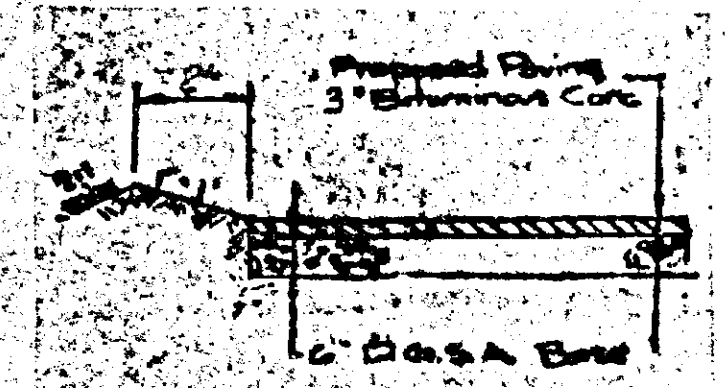
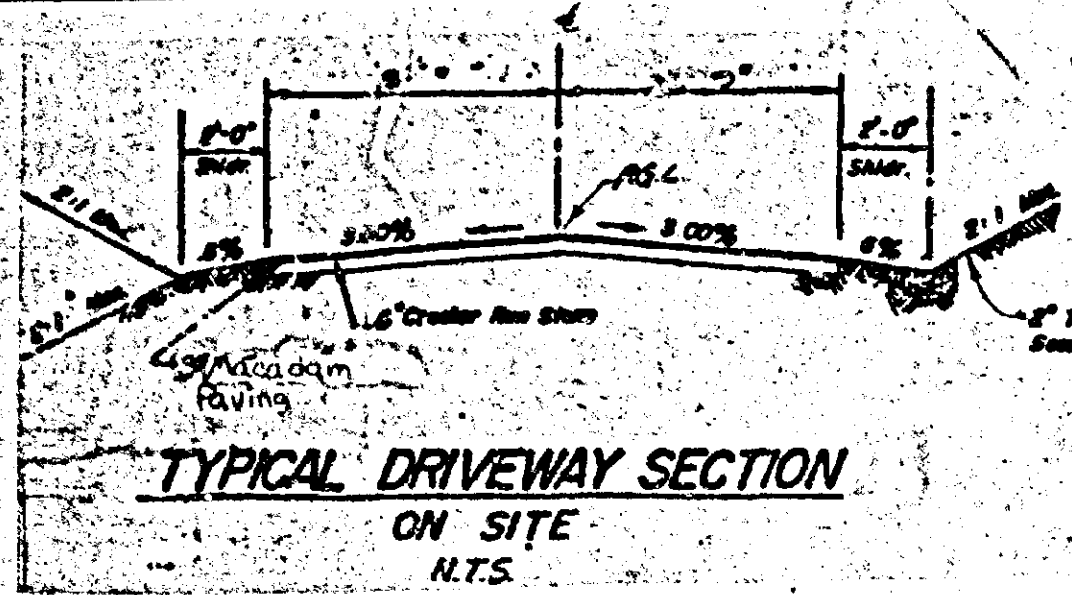
Being the property of Raloid Machine Company as shown on the plat filed with the Zoning Office.

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

84.17

[illegible]

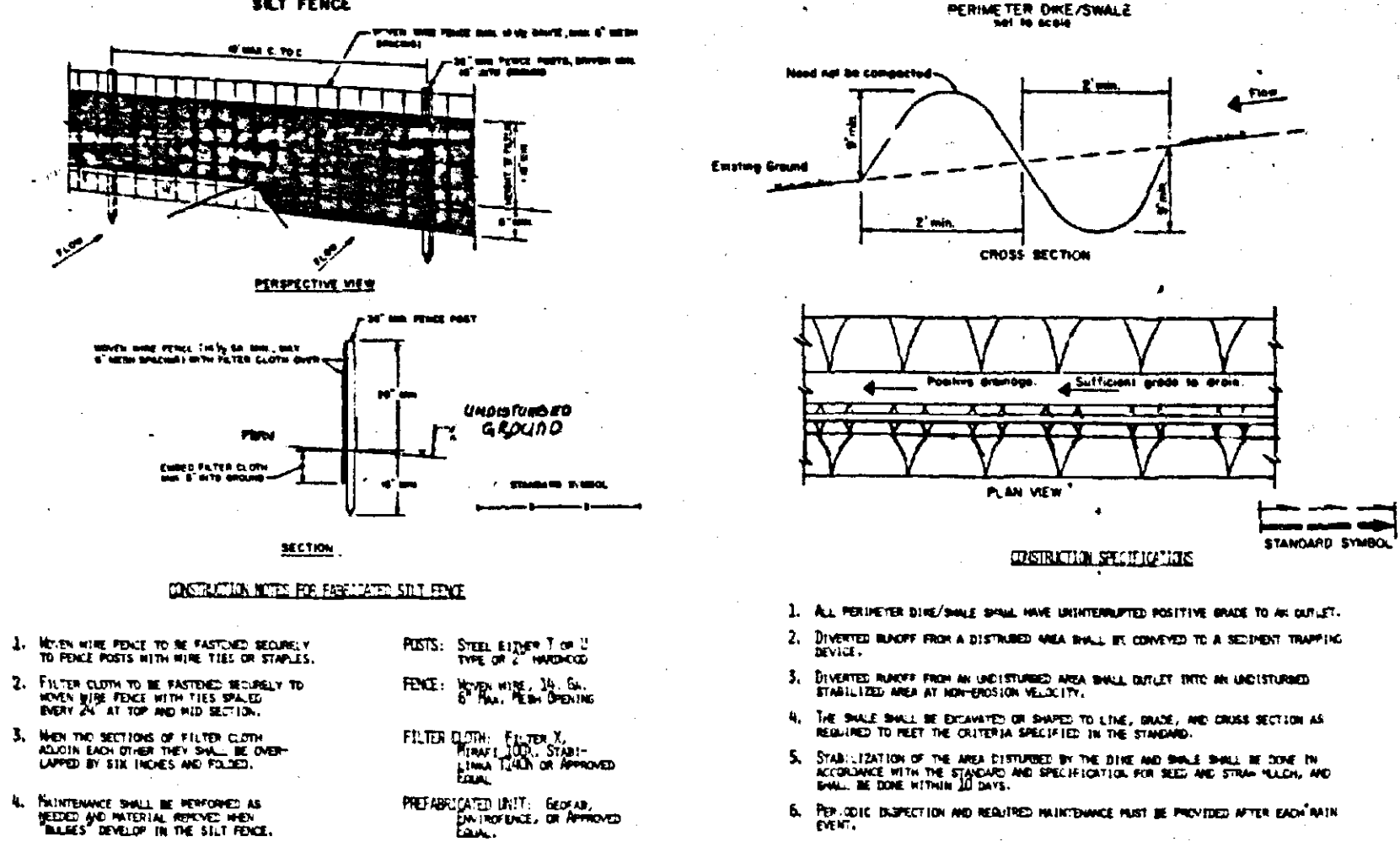


SEDIMENT CONTROL NOTES

- No grading can take place until the Grading Permit has been issued by the Permits and Inspections Department or where an approval letter has been received by the owner from the Carroll Soil Conservation District.
- Structural measures such as Berms, Dikes, Basins, etc. will be installed and stabilized according to this plan prior to any other grading, clearing or disturbance of the existing surface of the site.
- On-site inspection and maintenance of all sediment control measures including: cleanout of sediment traps and basins and proper establishment of all planned vegetative measures, will be the responsibility of the Developer on the site on a continuing day to day basis.
- Sediment trapped in sediment trapping facilities shall be removed as shown on plans.
- Appropriate sediment control measures to be installed prior to and in accordance with stages of related road and other construction according to the plan.
- On all Diversion Dikes, positive flow will be established to sediment control structures from planned contributing runoff areas.
- Flow from all disturbed areas to be directed to a sediment control device as shown on approved plans until the area is fully stabilized.
- Parabolic grass waterways as shown on plans shall be adequately established in grass growth prior to release of Bond.
- Joint stitching to be applied to all parabolic waterways and secured using 8 gauge "U" staked wire staples, size (6) inches long.
- All temporary sediment control measures are to be removed and these areas stabilized prior to release of sediment control Bond.
- Fill areas not being actively filled, graded, etc. for more than 60 days will be seeded with temporary or permanent vegetation as appropriate.
- All graded waterways, swales, cut and fill slopes will be in a stabilized condition and good established grass before issuance of Use and Occupancy Permit.

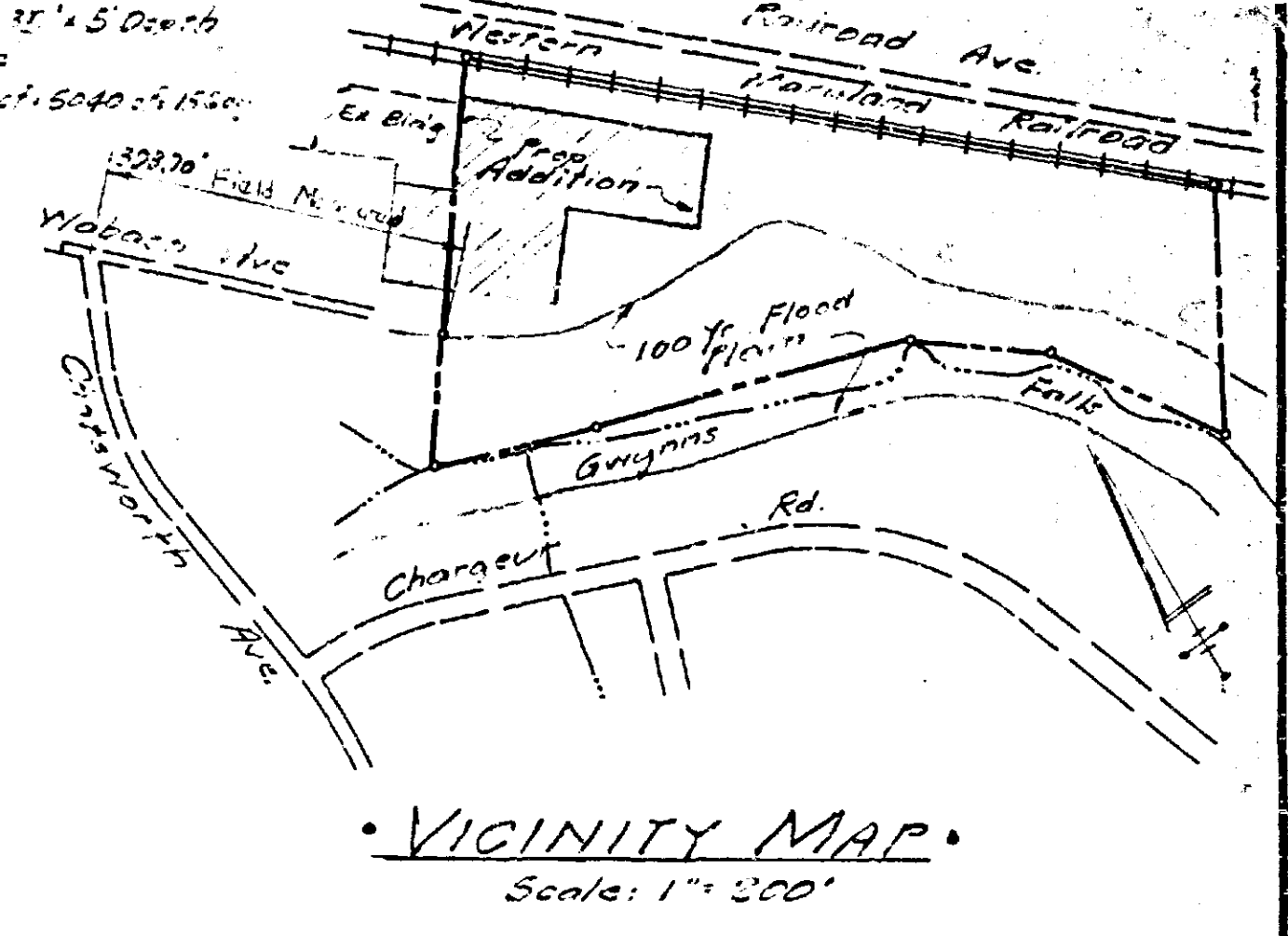
SEEDING SPECIFICATIONS FOR DISTURBED AREAS

- Grass: (a) Kentucky Tall Fescue, KY-31 @ 50 Lbs. per Acre. (b) White Clover @ 2 Lbs. per Acre. (c) Korean Lespedeza @ 8 Lbs. per Acre. (d) Fertilizer: 10-10-10 @ 1000 Lbs. per Acre.
- Provide Jutting for all Waterways.



CONSTRUCTION SPECIFICATIONS FOR SITE

- Area under sedimentation shall be cleared, graded and equipped of any vegetation and rock material.
- The fill material for the embankment shall be free of roots and other woody vegetation as well as any other material, rocks, organic material or other objectionable material. The embankment shall be constructed by maintaining with equipment within 2' of being constructed.
- All cut and fill slopes shall be 1:1 or flatter.
- The stone used in the outlet shall be small stones 4" or less with a 1" clearance of 2" aggregate placed on the upstream side on the small stones 2" rounded filter cloth on the riprap.
- Sediment shall be removed and trap returned to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap.
- The structure shall be inspected after each rain and repairs made as needed.
- Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
- The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.



SOILING LOG - Date of Soiling

- 8-1 - Water @ 2'
- 8-2 - Refuse @ 3' Consolidated Sand
- 8-3 - Water @ 4'
- 8-4 - Refuse @ 3' Consolidated Sand

GENERAL NOTES

- Total Area of Property - 0.955 Ac. 0.670 Ac. 1.59 Ac. = 0.96 Ac.
- Existing Zoning of Property - "M"
- Existing Use of Property - Office & Warehouse
- Proposed Use of Property - Office & Warehouse
- Sanitary Sewage Data:
 - Site located within Gwynns Falls Drainage Basin.
 - Anticipated Occupancy of Building in 1985.
 - Anticipated Sewage Flows Not to exceed 1500 gpd.
- Addition to Building to have 2 Toilets, for Proposed Office & Warehouse Space.
- Wabash Avenue & Existing 20' Roadway to be Abandoned, Closed & Conveyed to the Developer, as directed by Baltimore County, Saving & Excepting the Easement for Public Water & Sewer, Limits of Abandonment for Wabash Avenue at the Southernmost Boundary of Raloid Machine Co., approximately 200', more or less. The Purpose for this Request is: Wabash Avenue, as outlined on the Site Plan services only Raloid Machine Co. as per owner.
- Existing Site served by Public Water & Sewer.
- Existing Dwelling to be Razed.
- 100 Year Flood Plain determined from Flood Insurance Study as prepared by the Federal Insurance Administration, dated March 2, 1981, Panel #240010-0205B.
- All Proposed Parking & Roadway as shown hereon to be Paved & Parking Spaces to be delineated by Painted Lines.

METHOD OF SOIL STABILIZATION

- Spared Stockpiled Topsoil over Disturbed Areas.
- Spared Seeded Preparation, consisting of the following:
 - Purified Delomestic Limestone at the Rate of 2000 LBS/AC.
 - 2-20-0 Super Phosphate or its Equivalent at the Rate of 500 to 1000 LBS/AC.
 - 10-10-10 Fertilizer or its Equivalent at the Rate of 1000 LBS/AC.
- Seed using Kentucky-31 Tall Fescue at the rate of 60 LBS/AC, and Firm Up Seeded by Cultipacker, Roller or Light Drag.
- Mulch immediately after Seeding, using Unweathered Savi Grain Straw (Preferably Wheat) at the Rate of 1:5 to 2 Tons/AC.

SEQUENCE OF CONSTRUCTION

- Clear Wooded Area to be Disturbed.
- Construct Sediment Control Structures.
- Rough Grade Site for Foundation & Parking Areas. Remove Existing Mulch & Parking Lot.
- Construct Storm Drains and Storm Water Management Facilities.
- Construct Addition to Existing Building and Parking Lot.
- Finish Grading for Entire Site. Install O.C.S.A. for Driveway and Parking Areas, then Pave for Same.
- Seed and Mulch Disturbed Areas.
- All Disturbed Areas to be Stabilized before Sediment Control Structures can be Removed by the Direction of Baltimore County Soil Conservation District.
- Install Landscaping.
- Paint Lines for Parking Stalls on all Parking Areas.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: 4/19/85
BY: [Signature]
ZONING COMMISSIONER
DATE: 4/16/85

VARIANCE PLAT
AND
Site Plan
For
RALOID MACHINE, CO.
Addition to Existing Building

109 Wabash Avenue
4th Election District Baltimore County, Md.
Scale: 1" = 50'
Date: Dec 28, 1984
Revised: Jan 24, 1985
Flood Plain & Turnaround
Sheet 1 of 2

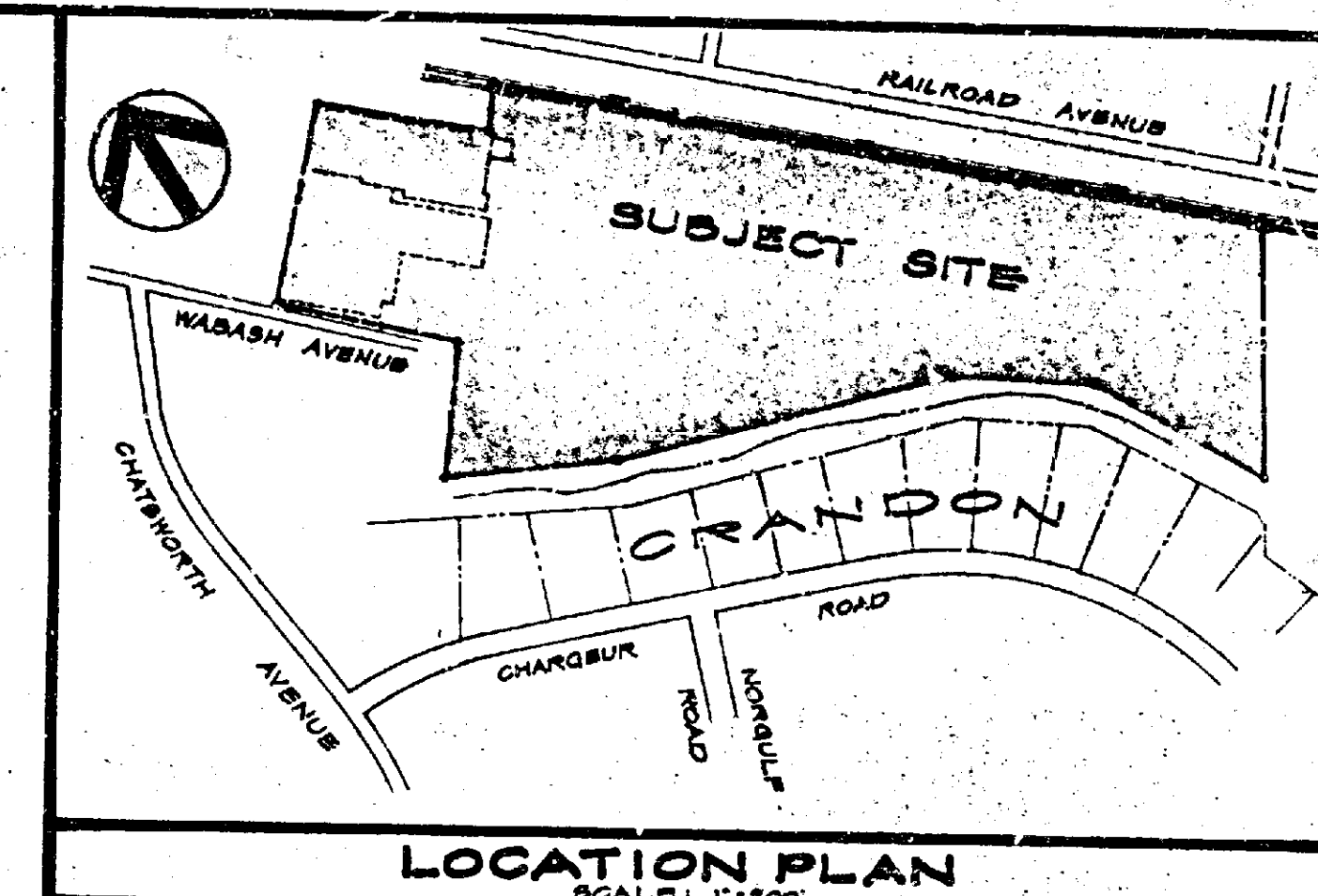
R.T.F., INC.
PROFESSIONAL LAND SURVEYORS
162 East Main Street
Jennings, Maryland 21157
676-1222 848-2040
Checked by: [Signature] Date: 2-26-85
Drawn by: [Signature] Scale: 1" = 50'
Printed by: [Signature] Job No: 84-191

Previous Zoning Case No 72-100-4
Tax Map 4.9, Blocks G 112, Parcels 125, 546
Key Sheet - W. 5VI
Position Sheet 64-NM-33
Notes: Topography Field Run - 10 203 84
Hort. & Vertical Control based on
Baltimore Co. Trussing Sta. X-5878
S1 656.57 N 63° 23' 72" W 57242.63
Raloid Machine Co.
109 Wabash Ave
Jennings, Md 21157
96 Roman Jodra

Title References

- Howard E. Roman
Roman Survey of William H.
E.A.K. No. 3324-3-4
Nov. 12, 1977
- Elizabeth Schaffes
Raloid Machine Co.
O.T.G. 85-1-83
Sept. 20, 1987

Lawrence E. Jones, P.E.

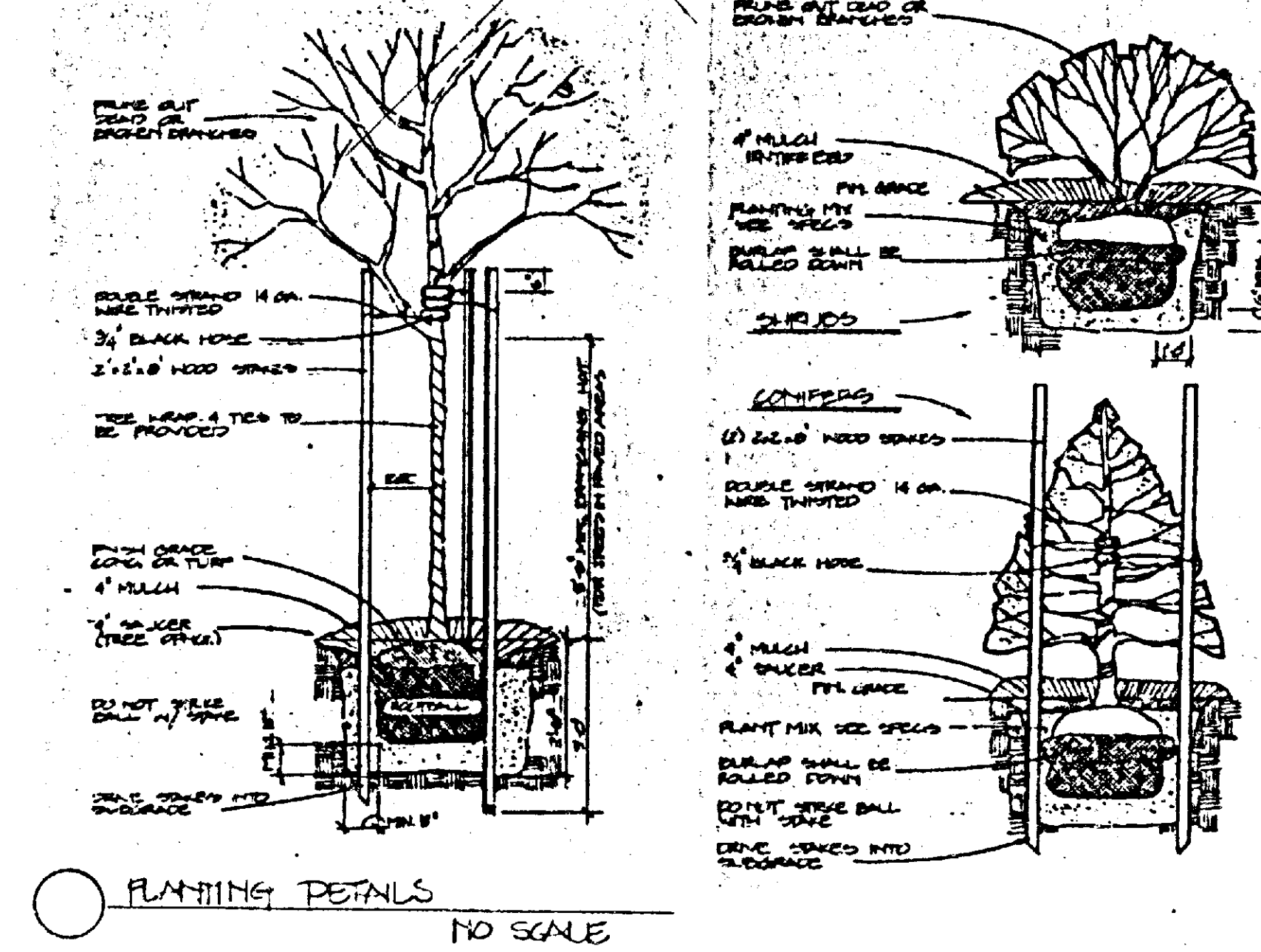


May 7, 1984

K. J. [Signature]
Signature of Applicant

4-15-85
Date

ISSUE DATE	
9-18-85	



PLANT LIST				
KEY	#	BOTANICAL NAME/COMMON NAME	SIZE/CONT.	SPACING
TREES				
AK	9	ACER FUROUM 'OCTOBER GLORY' RED MAPLE	2-2 1/2" / B 1/5	
LS	3	LIQUIDAMBAR STYRACIFLUA SWEETGUM	2-2 1/2" / B 1/5	
TC	22	TSUGA CANADENSIS CANADIAN HEMLOCK	4-5' / B 1/5	6' OC.
SHRUBS				
EA	20	ELONYMUS ALATUS 'COMPACTUS' PRUNE WINGED ELONYMUS	24-30" / CONT.	3' OC.
SV	67	SPIRAEA X VANHOUTTEI VANHOUTTE SPIREA	24-30" / CONT.	4' OC.
TO	32	THUJA OCCIDENTALIS 'NIGRA' EASTERN ARBORVITAE	3-6' / B 1/5	3' OC.
FI	127	FOETIDIA INTERMEDIA 'LIMBWOOD GOLD' LIMBWOOD GOLD FOETIDIA	24-30" / CONT.	3' OC.

PREPARED WITH NATURE'S WAY LANDSCAPE
204 SUNNYHILL DRIVE
PESTERSTOWN, MID 21136
(301) 833-7496

REQUIRED PLANTING

EXISTING TREES

RETAINED TREES ARE CALCULATED BASED ON THE FOLLOWING RANDOM FIELD SAMPLES OF 30' PLOTS IN THE AREA WHERE TREES ARE TO BE LEFT UNDISTURBED.

AREA OF TREES TO BE RETAINED (OUTSIDE FLOODPLAIN)	---	42960 SQ. FT.
AVERAGE DENSITY OF TREES 24" CALIPER	-----	0.055/TREE
APPROXIMATE NUMBER OF TREES TO BE RETAINED		236
PRIMARY SPECIES - ACER FLICKUR (RED MAPLE)		

REQUIRED TREES

INTERIOR ROAD	790' @ 1 TREE/20'	40
EXTerior ROAD	NONE	0
PARKING SPACES	99 @ 1 TREE/12 SPACES	9
	TOTAL TREES	49
	50% OFFSET	24
		25

(MIN. 15 MATURE DECID
211 SUCC. MINOR/EVERGREEN)

SCREENING AND OTHER PLANTING

- 3' WIDE PLANTED AREA ALONG RESIDENTIAL LOTSES
- 8' WIDE PLANTED AREA ALONG PUBLIC STREET
- 5' HIGH SCREEN BETWEEN PARKING AND RESID.
- 5' HIGH SCREEN BETWEEN PARKING AND PUBLIC STREET
- 5' HIGH SCREEN AROUND LOADING/ DUMPSTER