

PETITION FOR ZONING VARIANCE 85-277-A

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 238.1 (C03.2) to permit a front yard setback of 20 feet instead of the required average of 40 feet and 238.2 to permit side and rear yard setbacks of 0 feet instead of the required 30 feet.

The Variance is needed in order to provide the parking and building square footage necessary to allow the site to be developed as per its proposed use. The required setbacks in conjunction with the portion of the site that is zoned DR-5.5 severely limit the buildable area on the site, thus necessitating the setback variances.

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: Legal Owner(s):
 (Type or Print Name) Murray L. Wolman
 Signature: (Type or Print Name)
 Address: Sonya Wolman
 City and State: (Type or Print Name)
 Attorney for Petitioner: Suite 300
 Charles B. Heyman 3 Greenwood Place 486-3900
 (Type or Print Name) Address Phone No.
 Signature: Pikesville, MD 21208
 20 South Charles Street City and State
 Baltimore, MD 21201
 City and State
 Attorney's Telephone No.: 539-6967
 Suite 300
 3 Greenwood Place 486-3900
 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 26th 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of April, 1985, at 11:15 o'clock.

Arnold Jablon
 Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
 NE Corner Baltimore : OF BALTIMORE COUNTY
 National Pike & Alexander :
 Ave., 1st District
 MURRAY L. WOLMAN, et ux, : Case NO. 85-277-A
 Petitioners :

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
 Room 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 13th day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to Charles B. Heyman, Esquire, 20 S. Charles St., 10th Floor, Sun Life Bldg., Baltimore, MD 21201, Attorney for Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman

85-277-A

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 26th day of February, 1985

Petitioner Murray L. Wolman, et ux Received by Arnold Jablon
 Petitioner's Attorney Charles B. Heyman, Esquire Nicholas B. Commodari
 Chairman, Zoning Plans Advisory Committee

RE: PETITION FOR VARIANCES * BEFORE THE
 NE/corner of Baltimore National * DEPUTY ZONING COMMISSIONER
 Pike and Alexander Avenue * OF BALTIMORE COUNTY
 1st Election District *
 Murray L. Wolman, et ux - * Case No. 85-277-A
 Petitioners *

The Petitioners herein request a front yard setback of 20 feet instead of the required average of 40 feet, and side and rear yard setbacks of 0 feet instead of the required 30 feet.

Testimony by and on behalf of the Petitioners indicates an existing abandoned service station will be razed and a building will be constructed to house a tire sales business with retail and office space, nine bays for installation as well as 2,400 square feet of additional retail space.

The lot is triangular shaped, fronts on Baltimore National Pike and has a corner within the B.R. site zoned D.R. 5.5. Baltimore County Zoning Regulation setback requirements allow an 8,100 square foot building envelope; the proposed plan will utilize 8,170 square feet. The former would not permit the building shape required for tire sales and installation nor the required driveways and parking. The D.R. portion and the 8 foot strip between property lines and parking spaces will be landscaped and the rear building wall adjacent to residentially zoned property will be faced with split stone.

There were no Protestants.
 After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the granting of the variances requested will not adversely

affect the health, safety and general welfare of the community, and therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 29th day of April, 1985, that the Petition for Variances to permit a front yard setback of 20 feet instead of the required average of 40 feet, and to permit side and rear yard setbacks of 0 feet instead of the required 30 feet, in accordance with the plan prepared by Evans, Hagan & Holdefer, Inc., revised January 9, 1985, and marked Petitioner's Exhibit 2, is GRANTED, from and after the date of this Order, subject to the following:

- The Petitioners must obtain approval of the County Review Group (CRG). If CRG determines that the site plan introduced as Petitioner's Exhibit 2 requires further revision, the Petitioners shall submit the CRG approved plan to the Deputy Zoning Commissioner for her approval prior to the issuance of any building permits.
- Landscaping shall be in accordance with the Baltimore County Landscape Manual.
- Any lights to the north and west of the building shall be of the cut-off variety and shall not be directed towards residences.
- Free standing signs shall not exceed the square footage allowed by Baltimore County Zoning Regulations.
- There shall be no outside storage of damaged and/or disabled vehicles, tires, or trash dumpster, nor shall there be overnight parking of vehicles.

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

RE: PETITION FOR VARIANCES * BEFORE THE
 NE/corner of Baltimore National * DEPUTY ZONING COMMISSIONER
 Pike and Alexander Avenue * OF BALTIMORE COUNTY
 1st Election District *
 Murray L. Wolman, et ux - * Case No. 85-277-A
 Petitioners *

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17th day of May, 1985, that the Order passed in this matter, dated April 29, 1985, is hereby AMENDED, Nunc Pro Tunc, to replace Restriction No. 5 to read as follows:

- There shall be no outside storage of tires or damaged and/or disabled vehicles, nor shall there be overnight parking of vehicles. Refuse from the motor vehicular business shall be contained within the building; a trash dumpster for any retail, food service or office space may be located in the B.R. zoned portion west of the building so long as the dumpster area is no larger than 12' x 12' and is totally screened by a wall, wooden fence or compact evergreen screening approved by the Current Planning and Development Division of Baltimore County.

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

PETITION FOR VARIANCES

1st Election District

LOCATION: Northeast corner Baltimore National Pike and Alexander Avenue

DATE AND TIME: Tuesday, April 2, 1985 at 11:15 a.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 20 ft. instead of the required average of 40 ft. and to permit side and rear yard setbacks of 0 ft. instead of the required 30 ft.

Being the property of Murray L. Wolman, et ux 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

EVANS, HAGAN & HOLDEFER, INC.

ENGINEERS, LAND PLANNERS & SURVEYORS

8013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 668-1501

January 15, 1985

DESCRIPTION OF PROPERTY KNOWN AS
 6038 BALTIMORE NATIONAL PIKE
 FIRST ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 TO ACCOMPANY PETITION FOR ZONING VARIANCE

BEGINNING FOR THE SAME at the corner formed by the east right-of-way line of Alexander Avenue, 40 feet wide, and the north right-of-way line of Baltimore National Pike (U.S. Route 46), 150 feet wide, thence leaving said place of beginning and running and binding on said east right-of-way line of Alexander Avenue North 7 degrees 48 minutes 00 seconds East 197.24 feet; thence leaving Alexander Avenue and running the four following courses and distances, viz: (1) South 82 degrees 12 minutes 00 seconds East 150.00 feet (2) South 7 degrees 48 minutes 00 seconds West 25.64 feet (3) South 81 degrees 32 minutes 00 seconds East 133.42 feet (4) South 8 degrees 28 minutes 00 seconds West 35.67 feet to a point on the said north right-of-way line of Baltimore National Pike; thence running with and along said north right-of-way line South 72 degrees 24 minutes 00 seconds West 313.28 feet to the point of beginning; containing 0.764 acres, more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

CAMBRIDGE
 LAUREL
 WESTMINSTER

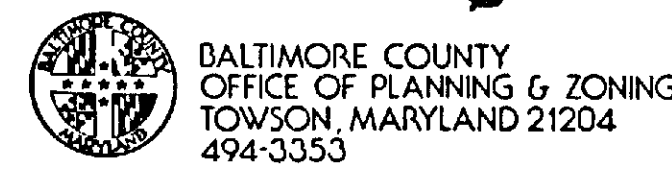
538 POPLAR STREET
 1052 WEST STREET
 111 JOHN STREET

CAMBRIDGE MD 21013
 LAUREL MD 20707
 WESTMINSTER MD 21157

(301) 229-3300
 (301) 782-4086
 (301) 846-1780

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 17, 1985

Charles B. Heyman, Esquire
10th Floor, Sun Life Building
20 South Charles Street
Baltimore, Maryland 21201

RE: PETITION FOR VARIANCES
NE/corner of Baltimore National
Pike and Alexander Avenue
1st Election District
Murray L. Wolman, et ux -
Petitioners
Case No. 85-277-A

Dear Mr. Heyman:

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

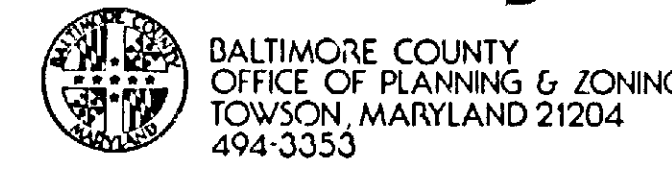
Very truly yours,

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

JMH:jbg

Attachments

cc: People's Counsel



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 29, 1985

Charles B. Heyman, Esquire
10th Floor, Sun Life Building
20 South Charles Street
Baltimore, MD 21201

RE: PETITION FOR VARIANCES
NE/corner of Baltimore National
Pike and Alexander Avenue
1st Election District
Murray L. Wolman, et ux -
Petitioners
Case No. 85-277-A

Dear Mr. Heyman:

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

Very truly yours,

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

JMH:jbg

Attachments

cc: People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE February 7, 1985

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

ooo
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

RE: Item No. 199
Murray L. Wolman, et ux
Variance Petition

Dear Mr. Heyman:

Recently a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans and/or further information about this proposal would be required from the following departments:

Current Planning - Ms. Sue Carrell - 494-3335
Traffic Engineering - Mr. Michael Flanagan - 494-3554
State Highway Administration - Mr. George Wittman
659-1350

In order to avoid any future delays in processing this petition, you should contact the representative from the above department(s) and discuss the required revisions and/or requested information. When discussing this petition, it should be referred to by the above referenced item number. After discussing this matter with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be. Until this matter is resolved, the petition will not be scheduled for a hearing.

Very truly yours,

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

NBC:bsc

cc: Mr. Murray L. Wolman
Suite 300, 3 Greenwood Place
Baltimore, Maryland 21208

Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

file

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 25, 1985

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

ooo
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

Charles B. Heyman, Esquire
10th Floor, Sun Life Building
20 South Charles Street
Baltimore, Maryland 21201

RE: Item No. 213 - Case No. 85-277-A
Petitioner - Murray L. Wolman, et ux
Variance Petition

Dear Mr. Heyman:

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.

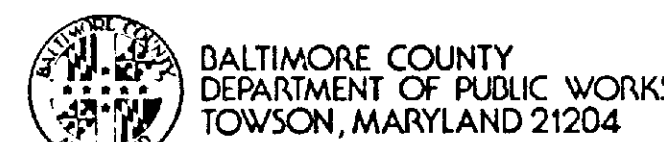
Very truly yours,

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

NBC:mr

Enclosure

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236



HARRY J. PISTEL, P.E.
DIRECTOR

March 28, 1985

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

Re: Item #199 (1984-1985)
Property Owner: Murray L. Wolman, et ux
N/E cor. Baltimore National Pike and
Alexander Avenue
Acres: 0.764
District: 1st

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 Comments:

Baltimore National Pike (U.S. Rte. 40) is a State Road and currently provides two entrances to this site. All improvements and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Alexander Avenue is an existing public road.

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,

James A. Markle, P.E.
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:PWO:bsc

4/2/85
85-277-A



William K. Hoffmann
Secretary
Hal Kassoff
Administrator

March 16, 1985

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 1-29-85
ITEM: #199.
Property Owner: Murray
L. Wolman, et ux
Location: NE/Cor. Balto-
National Pike, Route 40-W
and Alexander Avenue
Existing Zoning: B.R. &
D.R. 5.5
Proposed Zoning: Variance
to permit a front yard
setback of 20' in lieu of
the required average of 40'
and to permit a side and
rear yard setback of 0' in
lieu of the required 30'.
Acres: 0.764
District: 1st

Dear Mr. Jablon:

On review of the revised submittal of 1-8-85, the State Highway Administration finds the plan generally acceptable.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-402-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



William K. Hoffmann
Secretary
Hal Kassoff
Administrator

February 1, 1985

Mr. A. Jablon
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 1-29-85
ITEM: #199.
Property Owner: Murray
L. Wolman, et ux
Location: NE/Cor.
Baltimore National Pike
Route 40-W and Alexander
Avenue
Existing Zoning: B.R. &
D.R. 5.5
Proposed Zoning:
Variance to permit a
front yard setback of
20' in lieu of the
required average of 40'
and to permit a side
and rear yard setback of
0' in lieu of the
required 30'.
Acres: 0.764
District: 1st

Dear Mr. Jablon:

On review of the revised site plan of 1-8-85 and field inspection, the State Highway Administration will require the plan to be revised.

The revised site plan must show a barrier curb parallel to Baltimore National Pike (Route 40-W) as S.H.A. Type "A" concrete curb.

It is requested the plan be revised prior to a hearing date being set.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

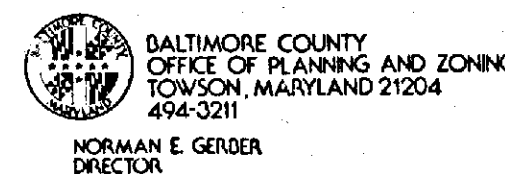
CL:GW:maw

cc: Evans, Hagan & Holdefer, Inc.

Mr. J. G. [unclear]

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-402-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

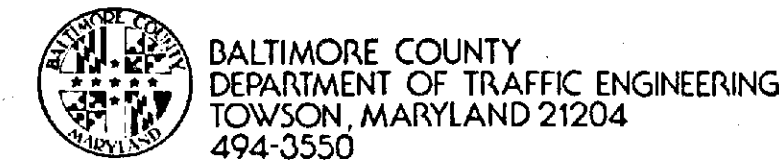
Dear Mr. Jablon:

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.
 - ☒ 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.
 - ☒ Parking 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 22-88 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 1/24/85.
 - ☒ Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by 8111 176-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is located in a traffic area controlled by a "T" level intersection as defined by 8111 176-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
 - ☒ Additional comments:
Landscaping Manual requires a 5' planting area between sidewalk and building. Proposed plan shows a 5' sidewalk and a 5' planting area. This meets the requirement.

Eugene A. Sober
Chief, Current Planning and Development

cc: James Hoswell



STEPHEN E. COLLINS
DIRECTOR

March 1, 1985

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

Item No. 199 -ZAC- Meeting of January 29, 1985
Property Owner: Murray L. Wolman, et ux
Location: NE/Cor. Baltimore National Pike and Alexander Avenue
Existing Zoning: B.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front yard setback of 20' in lieu of the required average of 40' and to permit a side and rear yard setback of 0' in lieu of the required 30'.

Acres: 0.764
District: 1st

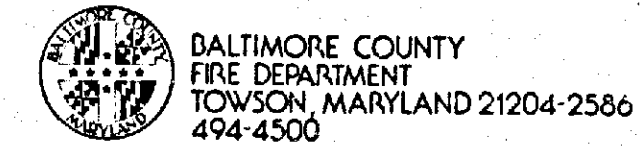
Dear Mr. Jablon:

The standard entrance for this use would be to one access point and that point would be located away from the intersection of Alexander Avenue, but since the entrances have just been built the existing entrances are acceptable.

Curb and gutter should be provided on Alexander Avenue and sidewalks should be provided along the frontage of the site.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



PAUL H. REINCKE
CHIEF

February 8, 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: Murray L. Wolman, et ux

Location: Baltimore National Pike and Alexander Avenue

Item No. 199

Zoning Agenda: Meeting of 1/29/85

Gentlemen:

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

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

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

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy, 1981 Edition.

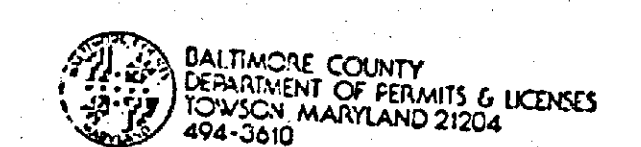
() 6. Site plans are approved, as drawn.

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

REVIEWER: *Paul H. Reincke*
Planning Group
Special Inspection Division

Noted and Approved: *Roy W. Kemmer*
Fire Prevention Bureau

/mb



TED ZALESKI JR.
DIRECTOR

March 20, 1985

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

Dear Mr. Jablon:

Comments on Item # 199 Zoning Advisory Committee Meeting are as follows:

Property Owner: Murray Wolman, et ux
Location: NE/Cor. Baltimore National Pike and Alexander Avenue
Existing Zoning: B.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front yard setback of 20' in lieu of the required average of 40' and to permit a side and rear yard setback of 0' in lieu of the required 30'.

Acres: 0.764
District: 1st

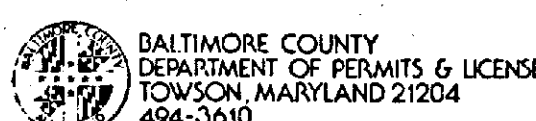
The items checked below are applicable:

- ☒ All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- ☒ A building/ and other permit shall be required before beginning construction.
- ☒ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. 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 group 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 101 and Table 102, also Section 503.2. North & east walls shall be 3 hour fire walls without any openings. See parapet requirements of Section 1311.0.
- ☒ Requested variance appears to conflict with the Baltimore County Building Code, Section/s
- ☒ A change of occupancy shall be applied for, along with an alteration permit application, and three required 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, then 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.
- ☒ Comments - The car bays shall be separated from the retail area as per Section 312.0. Provide handicapped parking, curb cuts, signs, building access etc., etc., as per State Handicapped Code. Required exits cannot exit across a property line.

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



February 19, 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 # 199 Zoning Advisory Committee Meeting are as follows:

Property Owner: Murray L. Wolman, et ux
Location: NE/Cor. Baltimore National Pike and Alexander Avenue
Existing Zoning: B.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front yard setback of 20' in lieu of the required average of 40' and to permit a side and rear yard setback of 0' in lieu of the required 30'.

Acres: 0.764
District: 1st

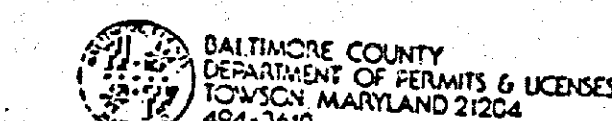
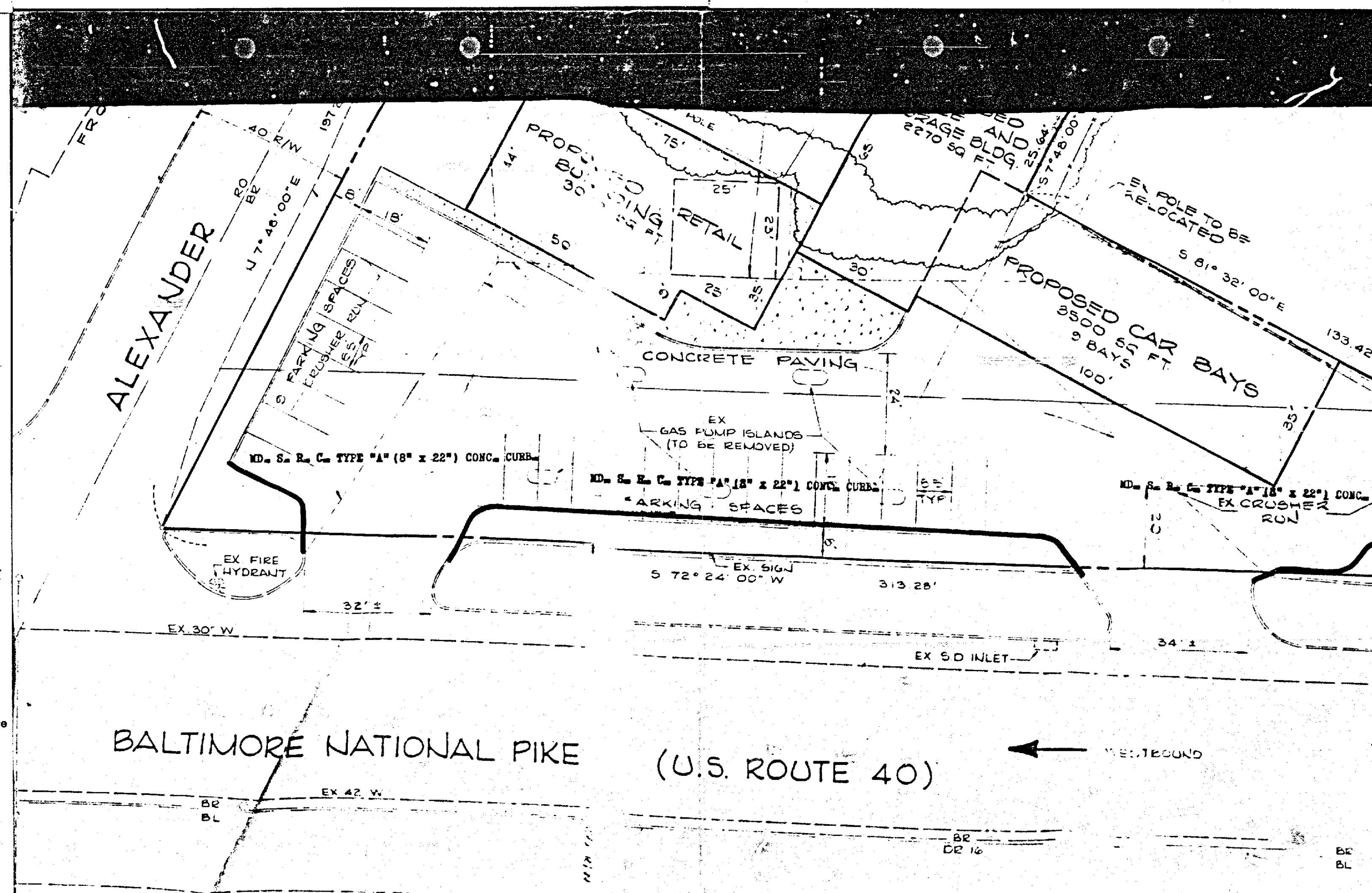
The items checked below are applicable:

- ☒ All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- ☒ A building/ and other permit shall be required before beginning construction.
- ☒ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. 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 group 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 101 and Table 102, also Section 503.2. North & east walls shall be 3 hour fire walls without any openings. See parapet requirements of Section 1311.0.
- ☒ Requested variance appears to conflict with the Baltimore County Building Code, Section/s
- ☒ A change of occupancy shall be applied for, along with an alteration permit application, and three required 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, then 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.
- ☒ Comments - If the car bays are for motor vehicle repair, Section 616.1 will require a true 3 hour fire wall separation between it and the office structure to create two separate buildings. See also Section 312.0 for separation of other mixed uses to the Baltimore Code Handicapped Code. No high hazard uses such as paint spraying permitted within 200' of an assembly occupancy (movie). Section 600.7 empty gas tanks to be removed or filled as required by Fire Prevention.

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



March 20, 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 # 199 Zoning Advisory Committee Meeting are as follows:

Property Owner: Murray Wolman, et ux
Location: NE/Cor. Baltimore National Pike and Alexander Avenue
Existing Zoning: B.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front yard setback of 20' in lieu of the required average of 40' and to permit a side and rear yard setback of 0' in lieu of the required 30'.

Acres: 0.764
District: 1st

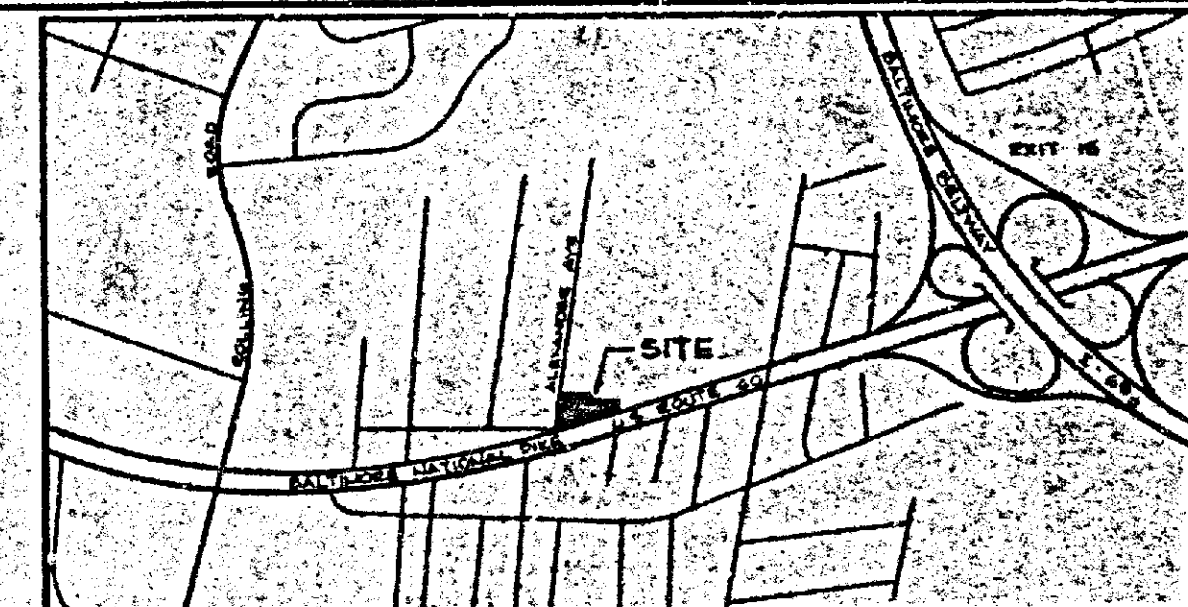
The items checked below are applicable:

- ☒ All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- ☒ A building/ and other permit shall be required before beginning construction.
- ☒ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. 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 group 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 101 and Table 102, also Section 503.2. North & east walls shall be 3 hour fire walls without any openings. See parapet requirements of Section 1311.0.
- ☒ Requested variance appears to conflict with the Baltimore County Building Code, Section/s
- ☒ A change of occupancy shall be applied for, along with an alteration permit application, and three required 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, then 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.
- ☒ Comments - The car bays shall be separated from the retail area as per Section 312.0. Provide handicapped parking, curb cuts, signs, building access etc., etc., as per State Handicapped Code. Required exits cannot exit across a property line.

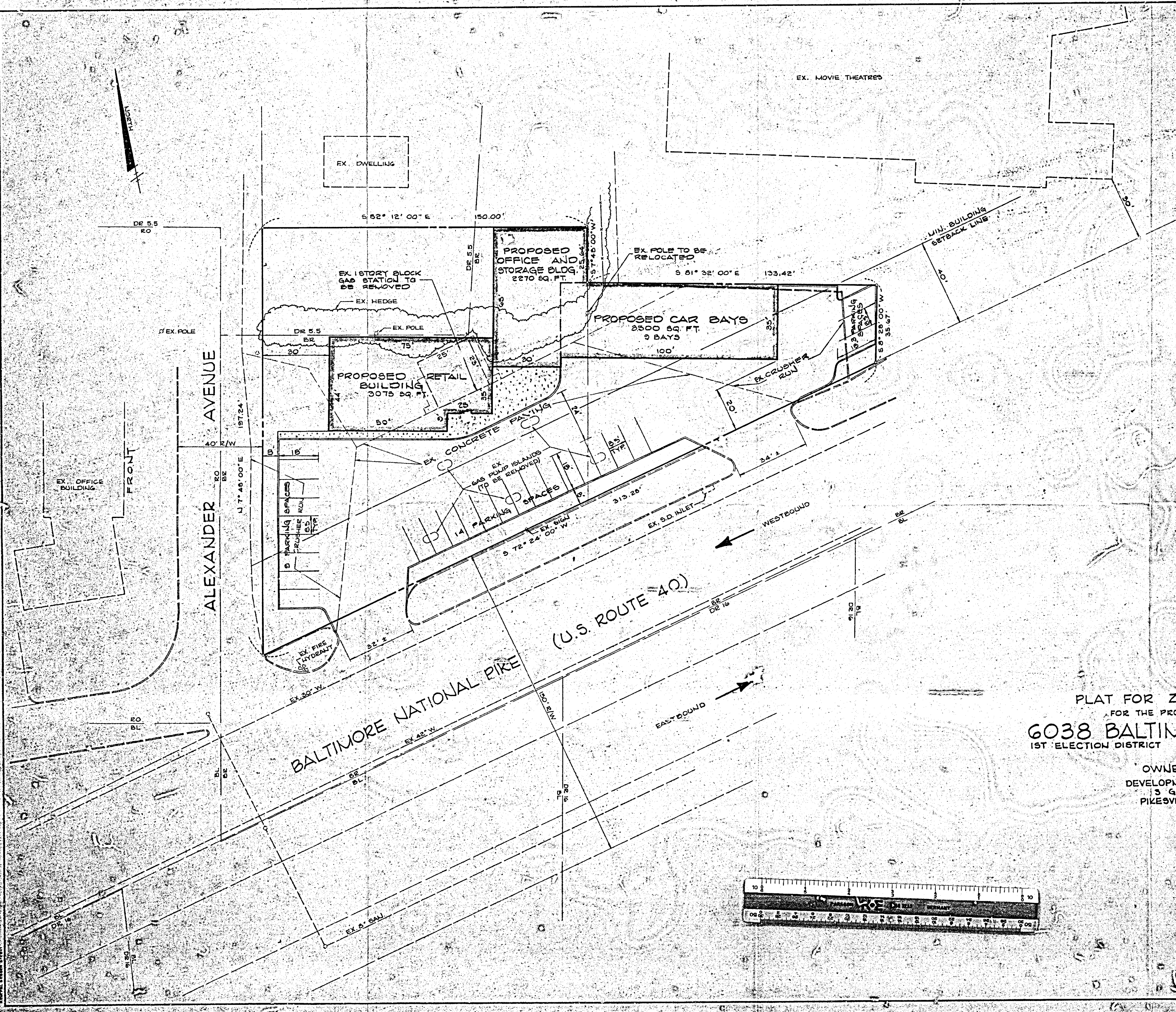
NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake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

Very truly yours,

Charles E. Burbanck
Charles E. Burbanck, Chief



LOCATION MAP
SCALE: 1" = 1000'



GENERAL NOTES

Site Acreage: .766 Acres; More or Less

Zonings: BR - .653 Acres; More or Less
DR 5.5 - .111 Acres; More or Less

Parking Data:
Office/Shop - 1 sp./300 sq. ft.
2270 + 2500 = 5770/300 = 19.23 sp.
Retail - 1 sp./200 sq. ft.
3075/200 = 15.375 sp.
Total Spaces Required = 35 sp.
Total Spaces Provided 9 bays @ 3 sp. = 27 sp.
Typical Parking Space Size = 6 1/2' x 12'
New Disturbed Area = 4,690 sq. ft.

Allowable F.A.R. = .20
F.A.R. Provided 5545/33275.0 = 0.27

Paving to be a durable dustless surface (tar and chip, macadam, or bituminous concrete)

Screening to be provided as per landscape plan and in accordance with Baltimore County Landscape Manual.

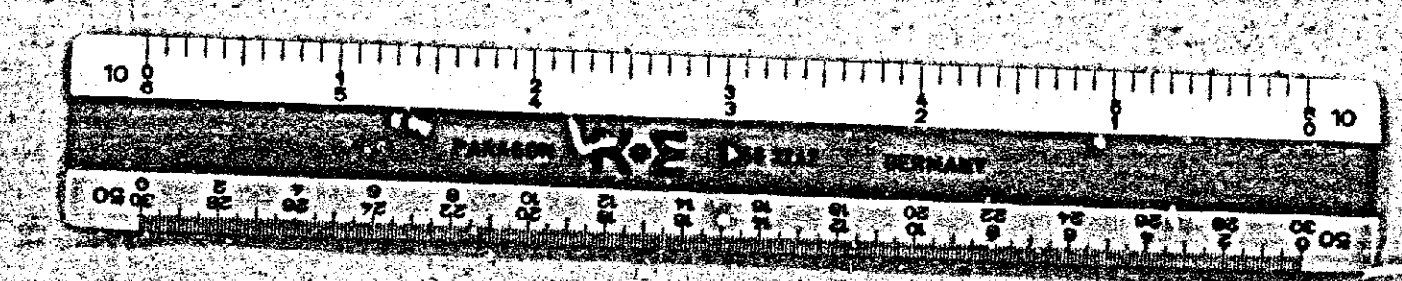
There will be no outside storage of disabled vehicles.

Proposed Variances:
Section 238.2 - Car bay and Office/Storage building side and rear yard setbacks from 30' to 0'.
Sections 238.1 and 303.2 - Car bay building setback from average of adjacent commercial buildings and 50' setback from front property line on dual highway from 40' to 20'.

PLAT FOR ZONING PETITION
FOR THE PROPERTY KNOWN AS
6038 BALTIMORE NATIONAL PIKE
1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

OWNER / DEVELOPER
DEVELOPMENT REALTY COMPANY
13 GREENWOOD PLACE
PIKESVILLE, MARYLAND 21208

PETITIONER'S EXHIBIT

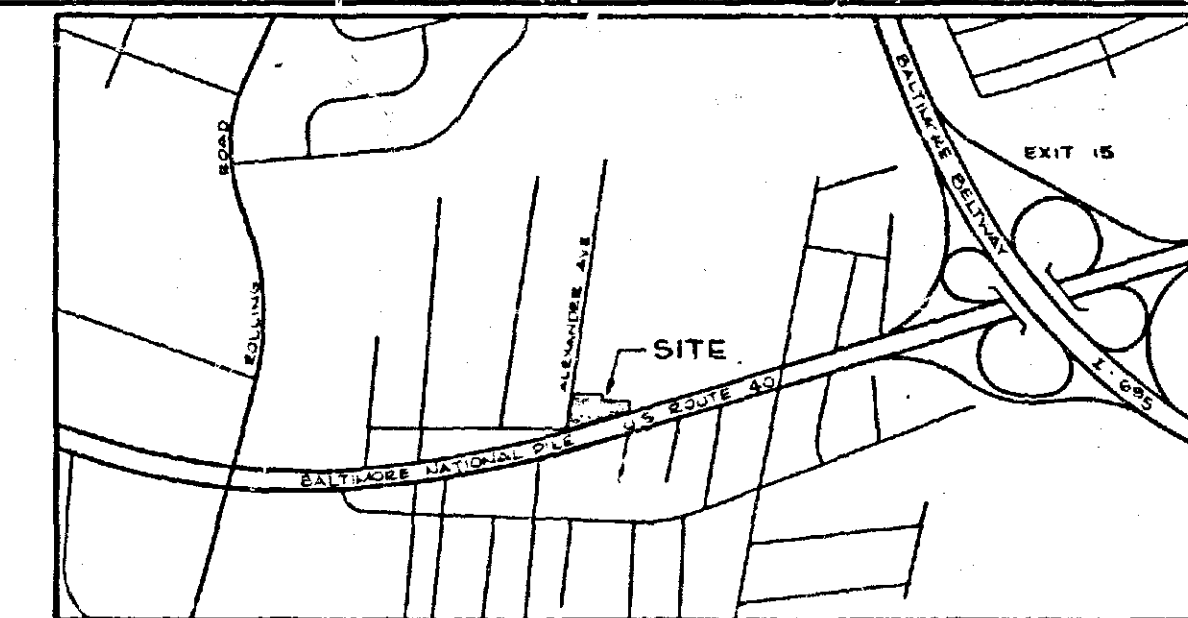


EVANS, HAGAN & HOLDEFER, INC.		
DATE	REVISION	BY
1/6/87	REV. PLOD. LAYOUT	E.H.
SURVEYED BY		
COMPUTED BY		
DRAWN BY		
CHECKED BY		
Drwg. No.		

ENGINEERS, LAND PLANNERS & SURVEYORS
4612 BELAIR ROAD / BALTIMORE, MD 21206
(301) 588-1101

1194
1/6/87
1/6/87
1/6/87
1/6/87

DATE 1/6/87 SCALE 1" = 20'



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES

Site Acreage: .764 Acres; More or Less

Zoning: BR = .653 Acres, More or Less
DR 5.5 = .111 Acres, More or Less

Parking Data:
Shop 1 sp/300 ft
3500/300 = 11.67 sp
Retail 1 sp/200 ft
4670/200 = 23.35 sp
Total Spaces Req'd: 35.02 sp
Total Spaces Provided: 32 sp + 3.41 sp
Typical Parking Space Size: 8 1/2' x 18'
New Disturbed Area = 4,690 sq. ft.

Allowable F.A.R. = 20
F.A.R. Provided = 33270 sq. ft. / 1663.5 = 20.0

Paving to be a durable dustless surface (tar and chip, macadam, or bituminous concrete)

Screening to be provided as per landscape plan and in accordance with Baltimore County Landscape Manual.

There will be no outside storage of disabled vehicles.

Proposed Variances:

Section 238.2 - Car bay and Office/Storage building
Side and rear yard setbacks from 30' to 0'

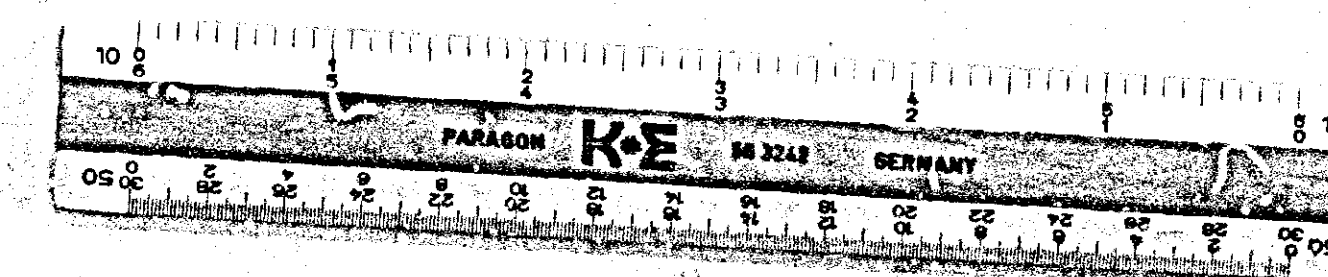
Sections 238.1 and 303.2 - Car bay building setback from average of adjacent commercial buildings and 50' setback from front property line on dual highway from 40' to 20'.

PLAT FOR ZONING PETITION
FOR THE PROPERTY KNOWN AS
6038 BALTIMORE NATIONAL PIKE
1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

OWNER / DEVELOPER
DEVELOPMENT REALTY COMPANY
3 GREENWOOD PLACE
PIKESVILLE, MARYLAND 21208

**PETITIONER'S
EXHIBIT 2**

*Revised plan
Nov 1999
2/27/01*



EVANS, HAGAN & HOLDEFER, INC.		
DATE	REVISION	BY
11/15/99	REV. PLOTTING LAYOUT	BL
11/15/99	REV. PLOTTING LAYOUT	BL
SURVEYED BY		
COMPUTED BY		
DRAWN BY		
CHECKED BY		
DATE: 11-6-04 SCALE: 1" = 20'		

ENGINEERS, LAND PLANNERS & SURVEYORS
8013 BELAIR ROAD / BALTIMORE, MD 21236
(301) 958-1561
538 POLAR STREET / CAMBRIDGE, MD 21613 / (301) 228-2020
111 JOPPA STREET / WESTMINSTER, MD 21157 / (301) 944-1700
100 WEST STREET / LAUREL, MD 20707 / (202) 752-2000

Shirley R. Hagan