

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 255.1 (1989-2) to permit a side yard setback of 10 feet in lieu of the required 30 feet.

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

Proposed office building is adjacent to an existing mobile home that has been in the same location for more than 20 years and the owners would suffer extreme hardship if they had to be relocated.

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

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

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

Contract Purchaser: (Type or Print Name) _____
 Signature _____
 Address _____
 City and State _____

Legal Owner(s): (Type or Print Name) Oakdale, Inc.
 Signature William T. Poole, Jr.
 Address _____
 City and State _____

Attorney for Petitioner:
John B. Howard
 (Type or Print Name)
 Signature John B. Howard
 Address 210 Allegheny Avenue
 City and State Towson, Maryland 21204
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard
210 Allegheny Avenue
Towson, Maryland 21204
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard
210 Allegheny Avenue
Towson, Maryland 21204
 Attorney's Telephone No.: 823-4111

ORDERED BY The Zoning Commissioner of Baltimore County, this 25th day of June 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 29th day of July 1985, at 11:00 o'clock.

RECEIVED FOR FILING
 DATE October 21, 1985
 BY [Signature]
 SCHEDULED FOR
 MEETING, OCTOBER 16, 1985
 AT 10:00 P.M.

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____

To amend the site plan in Case #1013-S to reduce the site area for the existing trailer camp in order to construct an office building.

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

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

Contract Purchaser: (Type or Print Name) _____
 Signature _____
 Address _____
 City and State _____

Legal Owner(s): (Type or Print Name) Oakdale, Inc.
 Signature William T. Poole, Jr.
 Address _____
 City and State _____

Attorney for Petitioner:
John B. Howard
 (Type or Print Name)
 Signature John B. Howard
 Address 210 Allegheny Avenue
 City and State Towson, Maryland 21204
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John B. Howard
210 Allegheny Avenue
Towson, Maryland 21204
 Attorney's Telephone No.: 823-4111

ORDERED BY The Zoning Commissioner of Baltimore County, this 25th day of June 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 29th day of July 1985, at 11:00 o'clock.

RECEIVED FOR FILING
 DATE October 21, 1985
 BY [Signature]
 SCHEDULED FOR
 MEETING, OCTOBER 16, 1985
 AT 10:00 P.M.

Case No. 86-44-SFHA

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 10th day of September, 1985.

Petitioner Oakdale, Inc.
 Petitioner's Attorney John B. Howard, Esquire

Arnold Jablon
 Zoning Commissioner

Received by: James E. Dyer, Chairman
 Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 30, 1985

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

John B. Howard, Esquire
 210 Allegheny Avenue
 Towson, Maryland 21204

RE: Item No. 356 - Case No. 86-44-SFHA
 Petitioner - Oakdale, Inc.
 Special Hearing and Variance Petitions

Dear Mr. Howard:

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 on file 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 information 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,

James E. Dyer, Inc.
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:nr

Enclosures.

cc: George W. Stephens, Jr.
 Associates, Inc.
 303 Allegheny Avenue
 Towson, Maryland 21204



HARRY I. PISTEL, P.E.
 DIRECTOR

July 5, 1985

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

Re: Item #356 (1984-1985)
 Property Owner: Oakdale, Inc.
 N/W corner Eastern Ave. & Bengies Rd.
 District 15th

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:

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

As no 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 down stream 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

JANPMO:blp

cc: File



Maryland Department of Transportation

State Highway Administration

William K. Hofmann
 Secretary
 Hal Kassoff
 Administrator

June 11, 1985

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

Re: Item # 356
 Property Owner: Oakdale, Inc. (CRITICAL AREA)
 Location: N/W corner of Eastern Ave. and Bengies Road, Route 150
 Existing Zoning: M.L. I.M.
 Proposed Zoning: Special Hearing to amend the site plan in Case No. 1013-S to reduce the site area for the existing trailer camp in order to construct an office building and a variance to permit a side yard setback of 10' in lieu of the required 30'.
 Acres: 36.58
 District: 15th Election
 Baltimore County

Att: N. Commodari

Dear Mr. Commodari:

On review of the revised submittal of 5/16/85, the State Highway Administration finds the plan generally acceptable, showing a proposed 80' right of way for Eastern Avenue and all access to the site by way of the existing Bengies Road.

Very truly yours,

Charles Lee
 Charles Lee, Chief
 Bureau of Engr. Access Permits

CL-GW:es

cc: J. Ogile

My telephone number is 301-659-1350

Teleprinter for impaired hearing or speech.
 303-7553 Baltimore Metro - 565-0451 D.C. Metro - 1-800-495-5062 Statewide Toll Free
 P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY
 DEPARTMENT OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 494-3550

NORMAN E. GENDER
 DIRECTOR

JULY 8, 1985

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

Re: Zoning Advisory Meeting of May 28, 1985
 Item # 356 (CRITICAL AREA)
 Property Owner: OAKDALE, INC.
 Location: N/W CORNER EASTERN AVE. & BENGIES RD.

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.

- (X) 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 the 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) Parking 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 22-98 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 _____.
- (X) Landscaping must comply with Baltimore County Landscape Manual.
- (X) The property is located in a deficient service area as defined by §111-178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is re-evaluated annually by the County Council.
- (X) The property is located in a traffic area controlled by a "T" level intersection as defined by §111-178-79, 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: REQUEST FROM RD IMPROVEMENT STANDARDS WAS DENIED BY PLANNING DIRECTOR 6/20/85.
- (X) THIS SITE IS LOCATED IN THE CHESAPEAKE BOY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLAN DIVISION.

cc: James Hsweil

Chief, Current Planning and Development



BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3550

STEPHEN E. COLLINS
 DIRECTOR

June 26, 1985

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

Re: Item No. 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 361, 363, 364, 365, and 366
 Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

Acres:
 District:

Dear Mr. Jablon:

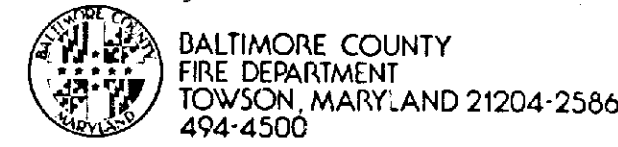
The Department of Traffic Engineering has no comments for item numbers 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 361, 363, 364, 365, and 366.

Michael S. Flanagan
 Michael S. Flanagan
 Traffic Engineering Assoc. II

MSF/cem

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. (see attached)

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that the amendment to the site plan filed in Case No. 1013-S to reduce the site area for the existing trailer camp in order to construct an office building would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and will not adversely affect the health, safety, and general welfare of the community and, (see attached)



PAUL H. REINCKE
CHIEF

June 5, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Oakdale, Inc. (Critical area)

Location: N/W corner Eastern Avenue and Bengies Road

Item No.: 356 Zoning Agenda: Meeting of May 28, 1985

Gentlemen:

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

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

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

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

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

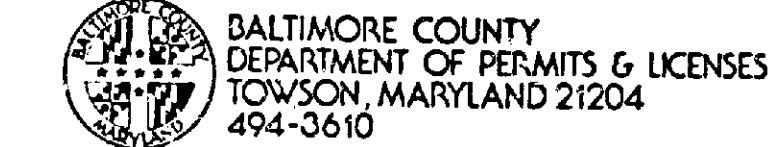
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

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

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

REVIEWER: C.H. J. Kelly, Jr. Noted and Approved: Errol N. Markowitz
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



June 7, 1985

TED ZALESKI, JR.
DIRECTOR

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

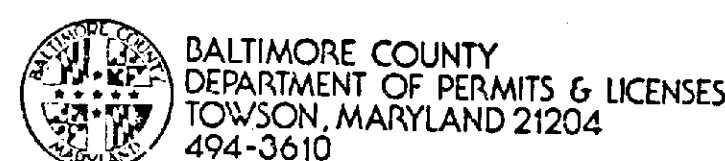
Comments on Item # 356 Zoning Advisory Committee Meeting are as follows:
Property Owner: Oakdale, Inc. (CRITICAL AREA)
Location: N/W corner Eastern Avenue and Bengies Road
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.D.I. #117-1 - 1980) and other applicable Codes and Standards.
- (A) A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use or to Mixed Use. See Section 312 of the Building Code.
- (I) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement. ELEVATIONS ARE not shown.
- (J) Comments: See Section 1111.0 for opening in the wall facing the interior lot line. Show handicapped Code compliance.
- K. These abbreviated 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 the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief
Building Plans Review

4/22/85



August 21, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:
Comments on Item # 356 Revised
Zoning Advisory Committee Meeting are as follows:
Property Owner: Oakdale, Inc. (Critical Area)
Location: N/W corner Eastern Avenue and Bengies Road
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.D.I. #117-1 - 1980) and other applicable Codes and Standards.
- (A) A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use or to Mixed Use. See Section 312 of the Building Code.
- (I) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (J) Comments: Provide a minimum of two handicapped spaces with signs, curb cuts, ramps, etc. for building access and useability.
- K. These abbreviated 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 the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief
Building Plans Review

4/22/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Date: July 22, 1985

SUBJECT: Zoning Petition No. 86-44-SPhA

Please consider the Critical Area Evaluation (see memorandum to Arnold Jablon from Norman E. Gerber dated July 17, 1985) to be the comments of this office.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:elm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Date: July 22, 1985

Critical Area Evaluation
SUBJECT: Oakdale, Inc. (86-44-SPhA-Item 356),
Edward J. Bielanski, et ux (86-50-A, Item 366),
and W. E. Foulke (86-60-A, Item 374)

These petitions have been reviewed for Critical Area consistency.

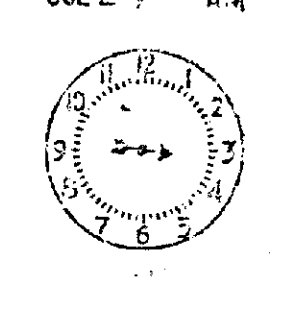
In regard to Oakdale, Inc. it is recommended that the single downspout which drains the entire roof area be directed or discharged to a different location so that maximum infiltration be encouraged. The best location for release would be the middle of the yard on the same side of the building as the downspout is located. This site has a number of newly planted trees including large deciduous trees. Therefore, no additional trees should be required.

In regard to the case of E. J. Bielanski et ux, it has been determined that because of the small lot size and front setback, runoff reduction is not practical. Therefore, this project is deemed to be consistent with Critical Area requirements without mitigative water quality practices. Since the site is already covered with trees, additional plantings are not recommended.

With respect to the petition of W. E. Foulke, it is recommended that to satisfy the requirements of the Critical Area Program, the number of trees be planted based on an impervious area of 1800 square feet or 9 evergreen trees, or 18 minor or 3 major deciduous trees. In addition, the site based on the Baltimore County Soil Survey contains a sandy or pervious soil. It is, therefore, recommended that all downspouts be constructed to maximize infiltration by a combination of discharge into tile fields or other form of underground system, and spreading the flow over land.

Norman E. Gerber
Director of Planning and Zoning

NEG:PJS:eds



LAW OFFICES

COOK, HOWARD, DOWNES & TRACY

210 ALLEGHEE AVENUE
TOWSON, MARYLAND 21204

November 4, 1985

HAND-DELIVERED

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. TRACY, JR.
JOHN H. ZIMM, II
JOSEPH C. WICK, JR.
HENRY B. RECK, JR.
HERBERT R. O'CONNOR, III
THOMAS L. HUDSON
C. CAREY DELEY, JR.
GEORGE A. REYNOLDS, III
LAWRENCE L. HOOPER, JR.
N. KING HILL, II
ROBERT A. HOFFMAN
DEBORAH C. DOPKIN
CRISTINA M. HANE
RUTHLEEN M. GALLOGLY
KEVIN H. SMITH
H. BARNETT PETERSON, JR.

JAMES D. C. DOWNES
1806-18781
TELEPHONE
(301) 828-4848
TELECOPIER
(301) 821-0147

Douglas A. Swan
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204
RE: Permit No.: 74808
C No.: 592-85, Oakdale

Dear Mr. Swan:

This letter is to confirm that all required zoning approvals have been obtained in connection with the above-referenced permit, and that the permit is valid as issued on May 16, 1985.

Please advise if this is not the case.

Sincerely,
Robert Hoffman

RAH:dmh
cc: William T. Poole, Jr.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of October, 1985, that the amendment to the site plan filed in Case No. 1013-S to reduce the site area for the existing trailer camp in order to construct an office building be approved and, as such, the Petition for Special Hearing is hereby GRANTED and, additionally, the Petition for Zoning Variance to permit a side yard setback of 10 feet instead of the required 30 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon obtaining approval of the site plan by the County Review Group; however, Petitioner is hereby made aware that proceeding at that 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 re-turning, said property to its original condition.
2. The single downspout which drains the entire roof area must be directed or discharged to a different location to encourage maximum infiltration, which would be the middle of the yard on the same side of the building as the downspout is located. Since the site has a number of newly planted trees, including large deciduous trees, no additional trees shall be required.

[Signature]
Zoning Commissioner of
Baltimore County

cc: John B. Howard, Esquire
People's Counsel

ORDER RECEIVED FOR FILING

DATE October 21, 1985
BY [Signature]
ADMINISTRATIVE ASSISTANT

PETITIONS FOR SPECIAL HEARING & VARIANCE
15th Election District

LOCATION: Northwest corner of Eastern Avenue and Bengies Road
(3100 Eastern Avenue)
DATE AND TIME: Monday, July 29, 1985 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 for approval to amend the site plan in Case #1013-S to reduce the site area for the existing trailer camp in order to construct an office building; and Variance from Section 255.1 (238.2) to permit a side yard setback of 10 feet in lieu of the required 30 feet.

Being the property of Oakdale, Inc., as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are 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

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 8117
TOWSON, MARYLAND 21204

July 11, 1985

JAMES H. COOK
JOHN B. HOWARD
DAVID D. DOWNES
DANIEL O. TRACY, JR.
JOHN A. DINE, III
JOSEPH C. WICH, JR.
HERBERT B. D'ONOFIO, III
THOMAS L. HUDSON
C. GARY DEELY, JR.
GEORGE R. REYNOLDS, III
LAWRENCE L. WOODER, JR.
H. KING HILL, III
ROBERT A. HOFFMAN
DEBORAH C. DOPPIN
CYNTHIA M. HANN
ANGIE E. FINNEY
KEVIN H. SMITH
H. BARRETT PETERSON, JR.
* ADMITTER NO. 00000000

Nicholas B. Commodari, Chairman
Zoning Advisory Committee
County Courts Building
Towson, MD 21204

RE: Petition For Special Hearing & Variance
Case No.: 86-44-SPHA

Dear Nick:

The above-referenced matter is scheduled for hearing on Monday, July 29, 1985 at 11 a.m. I will be filing a Petition For Special Exception and Variances on this same property in addition to the above-referenced Petition For Special Hearing and Variance.

Please postpone the July 29 hearing until I have had a chance to submit the Petition For Special Exception, plats and zoning descriptions, so that all may be heard together.

Thank you for your attention to this matter.

Yours truly,
[Signature]
Robert A. Hoffman

RAH:dmh
cc: William Poole
Charles Stark
John B. Howard, Esquire

*attorney will pay costs for
dr. parking*

PETITION FOR SPECIAL HEARING & VARIANCE
15th Election District

LOCATION: Northwest corner of Eastern Avenue and Bengies Road
(3100 Eastern Avenue)
DATE AND TIME: Wednesday, October 16, 1985 at 1:15 p.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 for approval to amend the site plan in Case #1013-S to reduce the site area for the existing trailer camp in order to construct an office building; and Variance from Section 255.1 (238.2) to permit a side yard setback of 10' in lieu of the required 30'.

Being the property of Oakdale, Inc., as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are 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

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Petition for
Special Hearing and Variance May 15, 1985

BEGINNING for the same at the northwest corner of Eastern Avenue and Bengies Road as shown on a Plat of Oakdale filed among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 46 folio 5 thence binding on the north right of way line of Eastern Avenue 50 feet wide as shown on said plat;

- 1) South 74° 43' 40" West 545.14 feet thence
- 2) North 83° 50' 58" West 161.23 feet thence
- 3) South 88° 33' 02" West 94.48 feet thence
- 4) South 70° 13' 02" West 99.30 feet thence
- 5) South 51° 23' 02" West 109.80 feet thence
- 6) South 42° 37' 02" West 124.00 feet thence
- 7) North 28° 03' 58" West 98.55 feet thence
- 8) South 56° 03' 02" West 111.31 feet thence
- 9) South 28° 03' 58" East 86.32 feet to the said north right-of-way line of Eastern Avenue thence binding on said right-of-way line
- 10) South 60° 20' 02" West 15.16 feet thence
- 11) North 27° 43' 51" West 614.05 feet thence
- 12) South 62° 10' 05" West 148.75 feet thence
- 13) North 26° 54' 58" West 1063.93 feet to the south right-of-way line of the Pennsylvania Railroad thence binding on said right-of-way line
- 14) North 68° 48' 20" East 251.48 feet thence
- 15) South 28° 03' 58" East 10.07 feet thence
- 16) South 28° 04' 01" East 307.21 feet thence
- 17) North 68° 48' 20" East 660.41 feet to the west right-of-way line of Bengies Road as shown on said Plat thence binding on said right-of-way line as shown on said Plat the eight following courses and distances
- 18) South 59° 29' 10" East 390.02 feet
- 19) Southeast by a line curving to the south with a radius of 969.99 feet for an arc distance of 95.02 feet (the chord of said arc being South 56° 40' 47" East 94.98 feet)

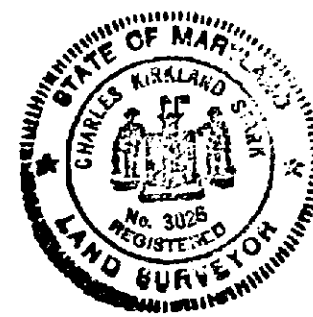
Description to Accompany Petition for
Special Hearing and Variance

May 15, 1985

- 20) South 53° 52' 24" East 200.00 feet
- 21) Southeast by a line curving to the south with a radius of 375.00 feet for an arc distance of 155.33 feet (the chord of said arc being South 42° 00' 26" East 154.22 feet)
- 22) South 30° 08' 28" East 441.53 feet
- 23) Southeast by a line curving to the east with a radius of 625.00 feet for an arc distance of 158.75 feet (the chord of said arc being South 37° 25' 04" East 158.33 feet)
- 24) South 44° 41' 40" East 133.95 feet and
- 25) South 15° 03' 05" West 25.23 feet to the place of beginning.

Containing 36.58 Acres of Land More or Less.

Charles H. Stark
#30250



RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
NW Corner of Eastern Ave. & Bengies Rd. (3100 Eastern Ave.), 15th District :
OAKDALE, INC., Petitioner : Case No. 86-44-SPHA

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 10th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

October 14, 1985

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing and Variance
NW corner Eastern Ave. & Bengies Rd.
(3100 Eastern Ave.) - 15th Elec. Dist.
Oakdale, Inc., Petitioner
Case No. 86-44-SPHA

Dear Mr. Howard:

This is to advise you that \$60.65 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND		No. 012495
OFFICE OF FINANCE - REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE	10-16-85	ACCOUNT
AMOUNT		60.65
RECEIVED FROM		
FOR		
VALIDATION		

JAN 21 1986

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

June 28, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING & VARIANCE
NW corner of Eastern Ave. & Bengies Road
(3100 Eastern Avenue) - 15th Elec. Dist.
Oakdale, Inc., Petitioner
Case No. 86-44-SPHA

TIME: 11:00 a.m.

DATE: Monday, July 29, 1985

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

DATE: 5/15/85 ACCOUNT: R01-015-000

AMOUNT: \$200.00

RECEIVED FROM: Charles Stark

FOR: Using fee for item 332
Special Hearing/Variance

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 7/11/85

Posted for: Special Hearing & Variance

Petitioner: Oakdale, Inc.

Location of property: N.W. cor. Eastern Ave. & Bengies Rd.
3100 Eastern Ave.

Location of Signs: Leaving car at Eastern Ave. & Bengies Rd. across 30' from
roadway on property of Petitioner

Remarks: None

Posted by: [Signature] Date of return: 7/16/85

Number of Signs: 2

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

September 13, 1985

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
NW corner Eastern Ave. & Bengies Rd.
(3100 Eastern Ave.) - 15th Elec. Dist.
Oakdale, Inc., Petitioner
Case No. 86-44-SPHA

TIME: 1:15 p.m.

DATE: Wednesday, October 16, 1985

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

[Signature]
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 7/12/85

Posted for: Special Hearing & Variance

Petitioner: Oakdale, Inc.

Location of property: N.W. cor. Eastern Ave. & Bengies Rd.
3100 Eastern Ave.

Location of Signs: None

Remarks: Placed 2nd government stickers on signs posted - 7/11/85

Posted by: [Signature] Date of return: 7/16/85

Number of Signs: 2



CERTIFICATE OF PUBLICATION

TOWSON, MD., July 11, 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 July 11, 1985.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising
27.50

PETITION FOR SPECIAL HEARING & VARIANCE
15th Election District

LOCATION: Northwest corner of Eastern Avenue and Bengies Road (3100 Eastern Avenue)

DATE AND TIME: Monday, July 29, 1985 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 on the petition for special hearing and variance under Section 500.7 of the Baltimore County Zoning Regulations to amend the site plan in Case 86-44-SPHA to reduce the site area for the existing trailer camp in order to construct an office building and Variance from Section 253.1 (25.2) to permit a side yard setback of 10 feet in lieu of the required 30 feet.

Being the property of Oakdale, Inc., as shown on the plan filed with the Zoning Office.

In the event that these Petitions are 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
July 11

Petition for Special Hearing & Variance

15th Election District

LOCATION: Northwest corner of Eastern Avenue and Bengies Road (3100 Eastern Avenue)

DATE & TIME: MONDAY, JULY 29, 1985 AT 11:00 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 on the petition for special hearing and variance under Section 500.7 of the Baltimore County Zoning Regulations for approval to amend the site plan in Case 86-44-SPHA to reduce the site area for the existing trailer camp in order to construct an office building and Variance from Section 253.1 (25.2) to permit a side yard setback of 10 feet in lieu of the required 30 feet.

Being the property of Oakdale, Inc., as shown on the plan filed with the Zoning Office.

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By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 7/12/85

Posted for: Special Hearing & Variance

Petitioner: Oakdale, Inc.

Location of property: N.W. cor. Eastern Ave. & Bengies Rd.
3100 Eastern Ave.

Location of Signs: Leaving car at Eastern Ave. & Bengies Rd. across 30' from
roadway on property of Petitioner

Remarks: None

Posted by: [Signature] Date of return: 7/16/85

Number of Signs: 2

Petition for Special Hearing & Variance

15th Election District

LOCATION: Northwest corner of Eastern Avenue and Bengies Road (3100 Eastern Avenue)

DATE AND TIME: Wednesday, October 16, 1985 at 1:15 p.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 on the petition for special hearing and variance under Section 500.7 for approval to amend the site plan in Case 86-44-SPHA to reduce the site area for the existing trailer camp in order to construct an office building and Variance from Section 253.1 (25.2) to permit a side yard setback of 10 feet in lieu of the required 30 feet.

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By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

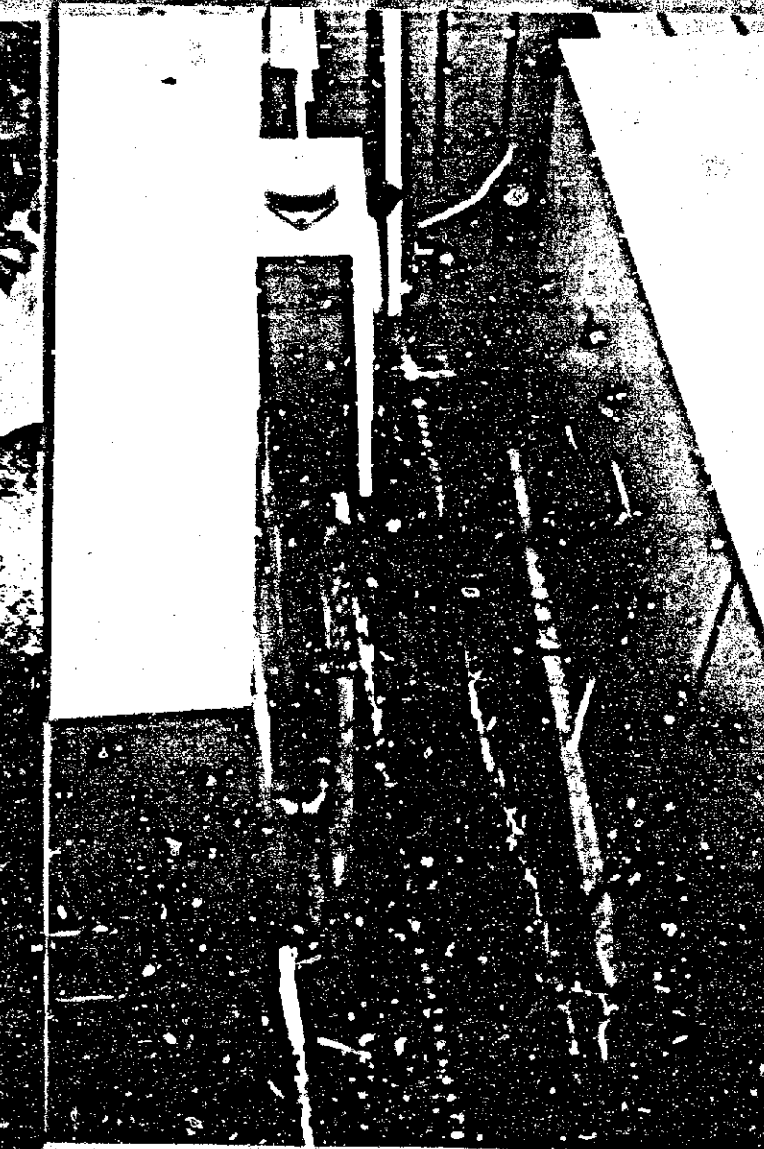
TOWSON, MD., September 26, 1985

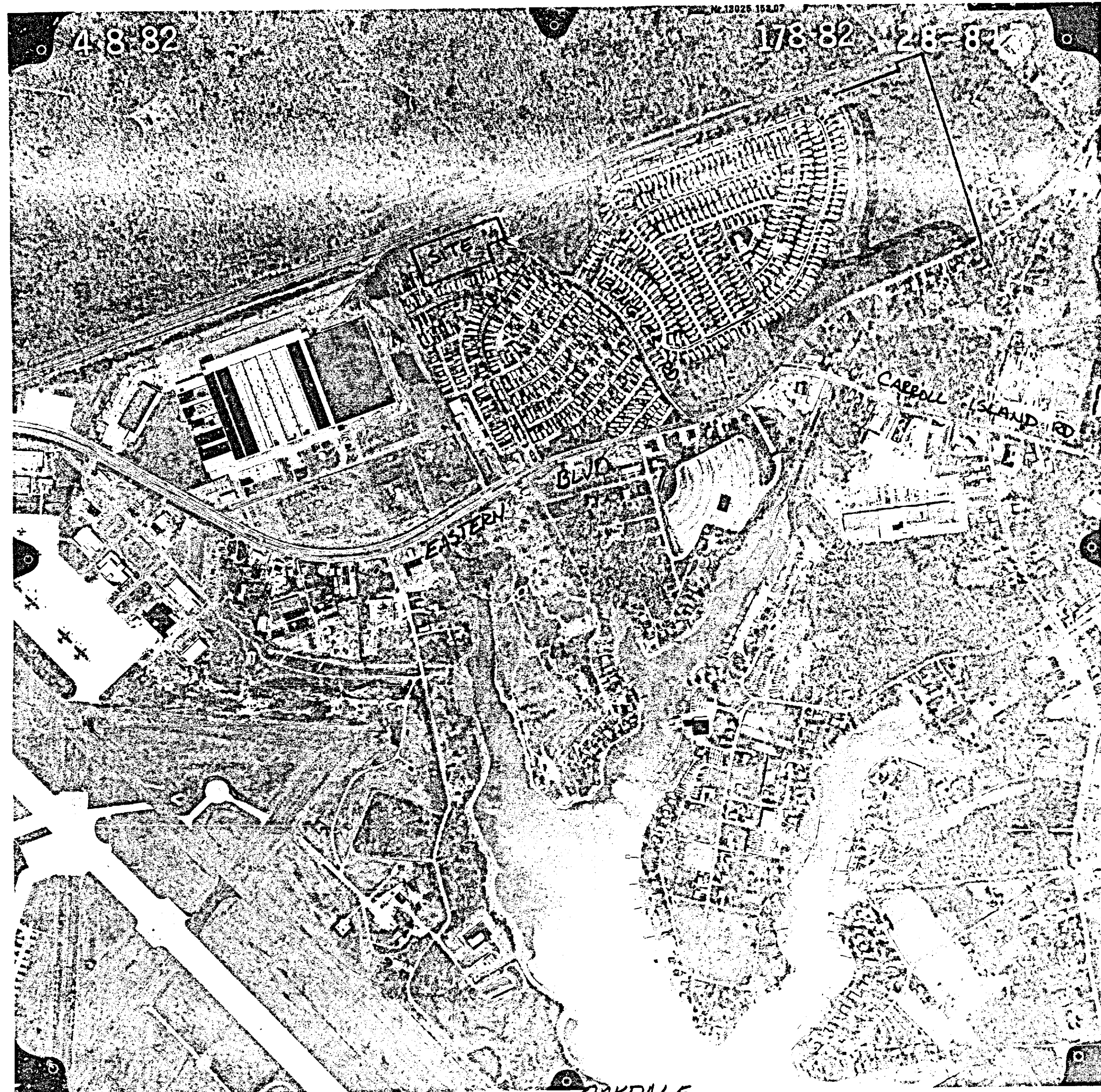
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 26, 1985.

THE JEFFERSONIAN,

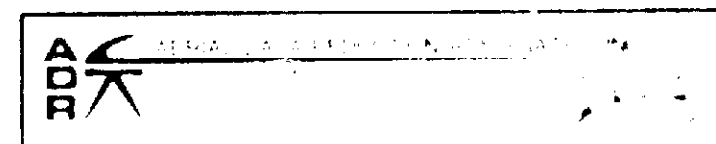
[Signature]
Publisher

Cost of Advertising
24.75
27.50





OAKDALE
SCALE - 1" = 500'
10-7-85



PETITIONER'S
EXHIBIT

