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 ____238.2 allow a minimum rear yard setback of 7 ft. in___ lieu of the required 30 ft of the Zoning Regulations of Calimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

In order for Petitioner to continue a successful viable operation at the subject location it is necessary to construct an addition and increased parking at the locations shown on the attached plac for said improvements are the best most suitable and appropriate location for such improvements. It would be a great SE4H practical difficulty and hardship not to allow Petitioner to HOWARD B. TUSTIN, JR. REGISTERED locate these emprovements as shown on said plat. ESTABLISHED 1849 DISTRICT, 15 Property is to be posted and advertised as prescribed by Zoning Regulations. S. J. MARTENET & CO I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this avertition, 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. RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER LAND SURVEYORS SW/S Wise Ave., 330' NW/Centerline of North OF BALTIMORE COUNTY 9 E. LEXINGTON STREET Point Blvd. (8801 Wise 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. BALTIMORE, MD. 21202 Ave.), 15th District PHONE: 539-4263 CLEANERS HANGER COMPANY, : Case No. &6-83-A Petitioner Contract Purchaser: :::::: Legal Owner(s): leaners Hanger Co. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING ENTRY OF APPEARANCE (Type or Print Name) (Type or Print Name) County Office Building
111 W. Chesapeake Avenue CLEANERS HANGER COMPANY PROPERTY Please enter the appearance of the People's Counsel in the Jøn C. Zahner, PRES Towson, Maryland 21204 above-captioned matter. Notices should be sent of any hearing dates BEGINNING for the same on the southwest side of Wise Avenue, 60 feet wide, at the Your petition has been received and accepted for filing this (Type or Print Name) or other proceedings in this matter and of the passage of any preliminary distance of 330 feet, more or less, from the center of North Point Boulevard and City and State or final Order. running thence North 69°06' 35" West 208,81', thence Fouth 39°37' 35" West 5.15' to Attorney for Petitioner: the southwest side of Wise Avenue, 70 feet wide, thence North 69°06' 35" West 307.92', .T. Rogers Harrison 8801 Wise Avenue 477-4600 thence leaving Wise Avenue the nine following courses and distances: T. Roges Haum Phyllis Cole Friedman Baltimore, Maryland 21222 1) South 26°10' 35" West 405.42' People's Counsel for Baltimore County Petitioner Cleaners Hanger Company 2) South 63°49' 25" Fast 2.50' 306 West Joppa Road Name, address and phone number of legal owner, contract purchaser or representative to be contacted Peter Max Cumena 3) South 26°07' 10" West 200.00' Attorney T. Rogers Harrison, Esq. Towson, Maryland 21204 T. Rogers Harrison, Esq. Peter Max Zimmerman 4) Fouth 63°52' 50" East 257,66' Deputy People's Counsel Rm. 223, Court House Attorney's Telephone No.: 828-1335 5) North 62°55' 00" East 184.79' Towson, MD 21204 6) North 7°38' 16" West 53.02' RDFRED By The Zoning Commissioner of Baltimore County, this _____ 24th_____ day of July 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 70 North 52 05' 30" East 333.53' I HEREBY CERTIFY that on this 31st day of July, 1985, a copy 8) No th 68°48' 30" West 50.00' and of the foregoing Entry of Appearance was mailed to T. Rogers Harrison, 9) North 52°05' 30" east 188.12' to the place of beginning. Esquire, 306 W. Joppa Rd., Towson, MD 21204, Attorney for Petitioner. 27th h August ED CONTAINING 6.568 Acres of land, more or less. Peter Max Zimmerman oning Commissioner of Baltimore County. BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON MARYLAND 21204
494-3550 BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE TOWSON, MARYLAND 21204 DALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204 August 16, 1985 STEPHEN E. COLLINS DIRECTOR HARRY J. PISTEL, P. E. DIRECTOR NORMAN E. GERBER DIRECTOR COUNTY OFFICE BLDG. T. Rogers Harrison, Esquire 111 W. Chesapeake Ave. 306 West Joppa Road June 25, 1985 July 15, 1985 Towson, Maryland 21204 Mr. Arnold Jablon Zoning Commissioner Mr. Arnold Jablon RE: Item No. 389 - Case No. 86-83-A County Office Building JULY 30, 1985 Zoning Commissioner Petitioner - Cleaners Hanger Company Mr. Arnold Jablon Towson, Maryland 21204 County Office Building Zoning Commissioner Variance Petition County Office Building Towson, Maryland 21204 Towson, Maryland 21204 Meeting of June 25, 1985 Dear Mr. Harrison: Re: Zoning Advisory Meeting of June 25, 1985

Item # 389

Property Owner: CLEANERS HONGER CO.

Location: SW/SIPE WISE DUENUE 330'

N/W FREM & NORTH POINT BLUD. Bureau of Re: Item #389 (1984-1985) Property Owner: Cleaners Hanger Company Property Owner: Cleaners Hanger Company Location: SW/S Wise Avenue 330' N/W from c/l North Point Blvd. The Zoning Plans Advisory Committee has reviewed the plans sub-Department of Existing Zoning: SW/S Wise Ave 330' N/W fr. c/l North Pt. Blvd. mitted with the above-referenced petition. The following comments M.L.-IM & B.R. District 15th Proposed Zoning: Variance to permit a rear yard setback of 25' to are not intended to indicate the appropriateness of the zoning action State Roads Commission requested, but to assure that all parties are made aware of plans or 7' rather than the required 30'. Pureau of Fire Prevention The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are 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 Dear Mr. Jablon: Health Department There are no site planning factors requiring comment.
 A County Review Group Meeting is required.
 A County Review Group meeting was neld and the minutes will be forward by the Bureau of Public Services.
 This site is part of a larger tract; therfore 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 metlands, and the Zoning Commissioner with recommendations as to the suitability of The following comments are furnished in regard to the plat submitted to this Project Planning the requested zoning. office for review by the Zoning Advisory Committee in connection with the subject Acres: 6.568 Building Department District: 15th Enclosed are all comments submitted from the members of the Board of Education Committee at this time that offer or request information on your Zoning Administration General Comments: petition. If similar comments from the remaining members are received, Dear Mr. Jablon: I will forward them to you. Otherwise, any comment that is not inform-Industrial The Petitioner must provide necessary drainage facilities (temporary or ative will be placed in the hearing file. This petition was accepted permanent) to prevent creating any nuisances or damages to adjacent properties, The site plan should be revised to show all entrances, for filing on the date of the enclosed filing certificate and a hearing especially by the concentration of surface waters. Correction of any problem parking, loading ramps and loading doors. scheduled accordingly. which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.)This property contains soils which are defined as wetlands, and This property contains soils which are defined as wetlands, and development on these soils is prohibited.
 Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
 Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
 The amended Development Plan was approved by the Planning Board on All entrances must meet County standards. Very truly yours. Development of this property through stripping, grading and stabilization games & Steper. could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all JAMES E. DYER grading, including the stripping of top soil. On

(X)Landscaping: Must comply with Baltimore County Landscape Manual.

(X)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

| Some of the control of the control

MSF/ccm

Since no public facilities are involved, this office has no comment.

JAM: PMO: blp

Very truly yours,

(JAMES A. MARKLE, P.E., Chief

Bureau of Public Services

 α

Chairman

JED:nr

Enclosures

cc: S. J. Martenet & Co.

9 East Lexington Street

Baltimore, Maryland 21202

Zoning Plans Advisory Committee

O

Traffic Engineering Assoc.

The same

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 ORDEF.ED by the Zoning Commissioner of Baltimore County, this ---day of ______, 19____, that the herein Petition for Variance(s) to permit BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES BALTIMORE COUNTY
FIRE DEPARTMENT
TO://SON. MARYLAND 21204-2586 July 18, 1985 TOWSON, MARYLAND 21204 IN RE: PETITION ZONING VARIANCE BEFORE THE SW/S of Wise Avenue, 330' NW PAUL H. REINCKE CHIFF of the centerline of North July 2, 1985 TED ZALESKI JR. ZONING COMMISSIONER Point Boulevard (8801 Wise Avenue) - 15th Election OF BALTIMORE COUNTY District Mr. Arnold Jablon Zoning Commissioner Case No. 86-83-A Cleaners Hanger Company, Office of Planning and Zoning Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204 Baltimore County Office Building Petitioner Towson, Maryland 21204 Dear Mr. Jablons Attention: Nick Commodari, Chairman Comments on Item # 389 Zoning Advisory Committee Meeting are as follows: Zoning Plans Advisory Committee Cleaners Hanger Company SW/S Wise Avenue 330' N/W from c/l North Point Blvd. RE: Property Owner: Cleaners Hanger Company ORDER OF DISMISSAL District: Pursuant to a letter to the Zoning Commissioner of Baltimore County from Location: SW/S Wise Avenue 330' N/W from c/1 North Point Blvd. APPLICABLE ITEMS ARE CIRCLED: 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.S.I. #117-1 - 1980) and other applicable Codes and Standards. for the Petitioner, dated August 21, 1985, IT IS ORDERED, this Item No.: 389 Zoning Agenda: Meeting of June 25, 1985 day of September, 1985, that the above-referenced matter be and is B. A building and other miscellaneous permits shall be required before the start of any construction. Pursuant to your request, the referenced property has been surveyed by this hereby DISMISSED without prejudice. 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/is not required on plans and technical data. 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. D. Commercials Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to fils with a permit application. Reproduced seals are not acceptable. () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the E. All Use Groups except R-L Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-O to an interior lot line. R-L Use Groups require a one hour wall if closer than 3'-O to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table LO1, Section 14:07, Section 14:06.2 and Table 14:02. No openings are permitted in an exterior wall within 3'-O of an interior lot line. Baltimore County Department of Public Works. () 2. A second means of vehicle access is required for the site. SPECIAL NOTE:

The structure does not appear to comply with Table 505 for permissable 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 holl and 505 and have your architect/Engineer contact this department the existing building into violation of the Building Code.

County Building Code.

The requested variance appears to conflict with Section(s)

County Building Code. cc: T. Rogers Harrison, Esquire () 3. The vehicle dead end condition shown at People's Counsel EXCEEDS the maximum allowed by the Fire Department. 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 . See Section 312 of the Building Code. () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. (\mathbf{X}) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection 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. Association Standard No. 101 "Life Safety Code", 1976 edition prior (J.) Communication Show grade elevations to see if the proposed addition would be in an area subject to tidal inundation (See Item "I" above.) ') 6. Site plans are approved, as drawn. 7. The Fire Prevention Bureau has no comments, at this time. 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 122 of the County Office Building at Ill W. Chesapeake Avenue, Towson, Maryland 21204. Special Inspection Division 2 BALTIMORE COUNTY, MARYLAND BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 T. Rogers Harrison, Esquire LAW OFFICES INTER-OFFICE CORRESPONDENCE MUDD, HARRISON & BURCH 306 West Joppa Road July 26, 1985 Towson, Maryland 21204 306 WEST JOPPA ROAD JOHN E MUDD TOWSON. MARYLAND 21204 Arnold Jablon ARNOLD JABLON ZONING COMMISSIONER 900 MARYLAND TRUST BUILDING AREA (Y)DE 301-829-1335 TO___Zoning Commissioner Date August 8, 1985 14 SOUTH CALVERT STREET August 20, 1985 DOUGLAS W. BIBER BALTIMORF, MARYLAND \$1808 H. PATRICK STRINGER, JE Norman E. Gerber, Director NOTICE OF HEARING FROM Office of Planning and Zoning RE: Petition for Variance T. Rogers Harrison SW/S WiseAve., 330' NW/centerline August 21, 1985 _ AUG 2I AM — 306 West Joppa Road of North Point Boulevard SUBJECT Zoning Petition No. 86-83-A Towson, Maryland 21204 (8801 Wise Avenue) 15th Election District Cleaners Hanger Company, Petitioner Case No. 86-83-A Mr. Arnold Jablon Zoning Commissioner of Baltimore TIME: ______10:00 a.m. County Re: Petition for Variance County Office Building SW/S Wise Ave., 330' NW/centerline 111 West Chesapeake Avenue There are no comprehensive planning factors of North Point Boulevard Tuesday, August 27, 1985 requiring comment on this petition. Room 10€ Z ... HING DEPARTMENT (8801 Wise Avenue) Towson, Maryland 21204 PLACE: Room 106, County Office Building, 111 West Chesaneake 15th Election District Cleaners Hanger Company, Petitioner RE: Petition for Variance (8801 Wise Avenue) Case No. 86-83-A Avenue, Towson, Maryland 15th Election District Cleaners Hanger Company, Petitioner Norman E. Gerber, Director Case No.: 86-83-A Dear Mr. Harrison: Office of Planning and Zoning Dear Mr. Jablon: This is to advise you that \$60.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. NEG:JGH:slm Please be advised that the Petitioner, Cleaners Hanger Company, wishes to withdraw its Petition for Variance as referenced above. A hearing has been set 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 for Tuesday, August 27, 1985 for same. Thank you for your cooperation in this matter. Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office Building, Very truly yours, BALTIMORE COUNTY, MARYLAND T. hogita OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT pmmssioner BALTIMORE COUNTY, MARYLAND ore County T. Rogers Harrison OFFICE OF FINANCE - REVENUE DIVISION 16-01-615-000 Attorney for Petitioner MISCELLANEOUS CASH RECEIPT _ACCOUNT_R-01-615-000 JABLON JAKLON cc: Peter Max Zimmerman, Esquire Phyllis Cole Friedman. Esquire RECEIVED T. Popers NamidEN Commissioner RECEIVED T. Rogers Harrison FOR CAdultining + Posting 86-83-A BOBLIS ... 100001 & ETTEKARIANCE -VALIDATION OR SIGNATURE OF CASHIER VALIDATION OR SIGNATURE OF CASHIER

CZ

1 0 1099

3**

9.

CERTIFICATE OF POSTING 86-83-A BR ZONING DEPARTMENT OF BALTIMORE COUNTY 1801 Wiso Are. Location of Signs: Facing Wiso fro. Approx. 2' Fr. Youdway, on proper) ML-IM Number of Signs: GRAYSRO EXISTING MANUFACTURING

BUILDING

(ALL UTILITIES IN PLACE) 86-83-A CERTIFICATE OF PUBLICATION PETITION FOR VARIANCE 15th Election District TOWSON, MD., August 8 , 19 85 THIS IS TO CERTIFY, that the annexed advertisement was County Office Building, 111 W. Chesapeake Aven: . Towson, published in THE JEFFERSONIAN, a weekly newspaper printed Total AREA 286,095 " OR 6.568 Ac. and published in Towson, Baltimore County, Md., appearing on The Zoning Commissioner of Balti-nore County, by authority of the Zon-ng Act and Regulations of Baltimore August 8 , 19 85 THE JEFFERSONIAN. Cost of Advertising By Order Of ARNOLD JABLON, 24.75 EX. OPEN AIR STORAGE CERTIFICATS OF PUBLICATION 0 MACADAM ENTRANCE 86-83-A OFFICE OF Dundalk Eagle MACHINE 38 N. Dundalk Ave. 19 85 SHOP Dundalk, Md. 21222 THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Petition for Variance -S-63: 52:50 E was inserted in The Dundalk Eagle a weekly newswas inserted in paper published in Baltimore County, Maryland, once a week XSUCTERSIVEN weeks before the PARKING JATA
OFFICE PARKING
ISPACE/3002 1985; that is to say, 9th day of August PLQUILED SPACES the same was inserted in the issues of August 8, 1985 I HPLYER PARKING PROPERTY OF CLEANERS HANGER CO. 8801 WISE AVENUE 15 TH DISTRICT-BALTIMORE COUNTY 1/3 EMPLOYEES LARGEST SHIFT 45 PLAD SPACES Kimbel Publication, Inc. SCALE I" + 50' S.J. MARTENET & CO-SURVEYORS 9 E.LEXINGTON ST. BALTO. 21202 per Publisher. PROVIDED ---By K.C. Oelke

FEBRUARY 8-1985 - Kechand