

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 409.2 (232A.5) to permit 224 parking spaces in lieu of the required 461 spaces, 409.2C(4) to permit parking spaces within 0.0' of the street property line in lieu of the required 8.0' setback, 232.1(303.2) to permit front yard setback of 0.0' in lieu of the required average 5.0', 409.5 to approve a modified parking plan, joint use of the buildings, allow parking within 0' of the property line, use alley for access to parking spaces and to use proposed loading zone.

- Due to the number of existing buildings and uses concentrated on this historic property, the code cannot be accommodated retroactively for the expansion of one business.
- While the overall shortfall is 237 spaces, there is actually a gain of 8 on site spaces due to a more efficient parking layout.
- The county, in their plans for the area, is adding 135 on-street parking spaces in addition to the 92 already existing, for a total 197 on-street spaces.

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

I/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: _____

1701 Meridene Drive
 Address
 Baltimore, Maryland 21239
 City and State

Attorney for Petitioner:
 John H. Somerville, Esquire
 1st National Bank Building, 752-7943
 Address Phone No.
 Baltimore, Maryland 21202
 City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Wallace H. Campbell
 Name
 1701 Meridene Drive 435-4600
 Address Phone No.

MAP 4A
 SE 4-E
 DISTRICT 127
 DATE 2/27/86
 TYPE REZONING, M
 BY JH
 FINAL
 BY _____

ORDERED BY THE Zoning Commissioner of Baltimore County, this 1st day of September, 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 1st day of October, 1985, at 11:00 o'clock.

Carl J. J...
 Zoning Commissioner of Baltimore County.



ARNOLD JARLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

October 9, 1985

John H. Somerville, Esquire
 1st National Bank Building
 7 East Redwood Street
 Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
 NW/corner of Trading Place
 and Market Place
 12th Election District
 The Dunleer Company,
 Petitioner
 Case No. 86-134-A

Dear Mr. Somerville:
 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

The Dunleer Co.
 NW corner of Trading Place and Market Place
 86-134-A

IN RE: PETITION FOR VARIANCE
 NW/corner of Trading Place
 and Market Place
 12th Election District
 The Dunleer Company,
 Petitioner

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-134-A

The Petitioner herein requests variances to permit 224 parking spaces in lieu of the required 461 spaces, parking spaces within zero feet of the street property line in lieu of the required 8 feet, and a front yard setback of zero feet in lieu of the required average of 5 feet. In addition, the Petitioner also requests approval of a modified parking plan to allow joint use of the buildings, parking within zero feet of the property line, use of the alley for access to parking spaces, and use of the proposed loading zone.

Testimony by and on behalf of the Petitioner indicated that the Petitioner, Dundalk Chamber of Commerce, and the Baltimore County Planning Office worked together to develop a plan for a renewed Dundalk Shopping Center. That plan became the Dundalk Revitalization Plan approved by the County Council and incorporated into the Baltimore County Master Plan. The Dundalk Revitalization Plan addressed the Dundalk Shopping Center and its surrounding streets and parks as a whole. The subject site comprises about three-quarters of the shopping center. The proposed and enlarged Santoni's Market is considered the essential anchor for the vitality of the center, located within a historical district in which commercial buildings and commercial parking traditionally have been located at the property line with a zero-foot setback. Public streetscapes will provide additional landscaping space as well as an additional 135 parking spaces. As soon as the new building is completed and the business is relocated, the old building will be removed immediately. Completion of streetscapes, construction of the food market and major park renovations are anticipated before the end of

1986. There were no protestants.
 After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variances requested would 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 9th day of October, 1985, that the herein Petition for Variance to permit 224 parking spaces in lieu of the required 461 spaces, parking spaces within zero feet of the street property line in lieu of the required 8 feet, and a front yard setback of zero feet in lieu of the required average of 5 feet; the approval of a modified parking plan to allow joint use of the buildings, parking within zero feet of the property line, use of the alley for access to parking spaces, and use of the proposed loading zone, all in accordance with sheet 1 of the site plan prepared by Cho, Wilks & Benn, revised July 11, 1985, marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restriction:

- The food market loading zone may be relocated. It shall be screened at all times from residential and park property.

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

ORDER RECEIVED FOR FILING
 DATE Oct 9 1985
 BY *Jean M. H. Jung*
 ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING
 DATE Oct 9 1985
 BY *Jean M. H. Jung*
 ADMINISTRATIVE ASSISTANT

Cho, Wilks & Benn ARCHITECTS

PARCEL 1
 SANTONI'S MARKET (proposed)

Beginning at a point on the northwest corner of the intersection of Trading Place and Market Place and running along the western side of Trading Place N. 20°-18'-35" W. 105.00', thence S. 69°-41'-25" W. 90.00', thence along easterly side of alley N. 20°-18'-35" W. 65.00', thence along the southern side of Shipway S. 69°-41'-25" W. 145.00', thence S. 20°-18'-35" E. 170.00', thence along the northernly side of Market Street N. 69°-41'-25" E. 235.00' to the point of origin.

Cho, Wilks & Benn ARCHITECTS

PARCEL 2
 DUNDALK BUILDING (existing)

Beginning at a point on the northwest corner of the intersection of Trading Place and Center Place, running along the western side of Trading Place N. 20°-18'-35" W. 180.00', thence along the southernly side of Market Place S. 69°-41'-25" W. 400.00', thence along the easterly side of Shipping Place S. 20°-18'-35" E. 180.00', thence along the northernly side of Center Place N. 69°-41'-25" E. 400.00' to the point of origin.

Cho, Wilks & Benn ARCHITECTS

PARCEL 3
 DUNLEER BUILDING (existing)

Beginning at a point on the northeast corner of the intersection of Shipping Place and Commerce Street and running along the northernly side of Commerce Street N. 69°-41'-25" E. 150.00', thence along alley N. 20°-18'-35" W. 56.67', thence along alley N. 79°-20'-36" W. 40.49', thence along alley S. 69°-41'-25" W. 15.28', thence along alley N. 20°-18'-35" W. 102.50', thence along southernly side of Center Place S. 69°-41'-25" W. 100.00', thence along easterly side of Shipping Place S. 20°-18'-35" E. 180.00' to the point of origin.

PETITION FOR VARIANCE
 12th Election District

LOCATION: Northwest corner of Trading Place & Market Place

DATE AND TIME: Tuesday, October 1, 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:

Petition for Variances from Section 409.2 (232A.5) to permit 224 parking spaces in lieu of the required 461 spaces, 409.2C(4) to permit parking spaces within 0.0' of the street property line in lieu of the required 8.0' setback, 232.1(303.2) to permit front yard setback of 0.0' in lieu of the required average 5.0', 409.5 to approve a modified parking plan, joint use of the buildings, allow parking within 0' of the property line, and use alley for access to parking spaces and to use proposed loading zone.

Being the property of The Dunleer Company as shown on the plat filed with the Zoning Office.

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

BY ORDER OF
 ARNOLD JARLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

Item 20

APR 14 1988

Cho, Wilks & Benn ARCHITECTS

PARCEL 4
UNION TRUST BANK (existing)

Beginning at a point on the northwest corner of the intersection of Trading Place and Commerce Street and running along the western side of Trading Place N. 20°-18'-35" W. 180.00', thence along the southern side of Center Place S. 69°-41'-25" W. 90.00', thence along alley S. 20°-18'-35" E. 180.00', thence along the northern side of Commerce Street N. 69°-41'-25" E. 90.00' to the point of origin.

Cho, Wilks & Benn ARCHITECTS

PARCEL 5 & 6
MID-ATLANTIC FOOD DEALERS and HIGHS (existing)

From the northwest corner of Trading Place and Commerce Street moving along the northern side of Commerce Street 105.00' to the starting point, running along the western side of alley N. 20°-18'-35" W. 72.50', thence N. 65°-19'-35" W. 14.14', thence S. 69°-41'-25" W. 108.00', thence S. 24°-41'-25" W. 14.14', thence N. 20°-18'-35" W. 72.50', thence along northernly most side of Commerce Street N. 69°-41'-25" E. 128.00' to the point of origin.

Cho, Wilks & Benn ARCHITECTS

PARCEL 7
DUNKIRK BUILDING (existing)

Beginning at the northeast corner of Shipping Place and Dunmanway and running along the northern side of Dunmanway N. 69°-41'-25" E. 100.00', thence N. 20°-18'-35" W. 170.00', thence along southern side of Commerce Street S. 69°-41'-25" W. 100.00', thence along eastern side of Shipping Place S. 20°-18'-35" E. 170.00' to the point of origin.

SEP 11 AM

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSION
NW Corner of Trading Place : OF BALTIMORE COUNTY
and Market Place : 12th District

THE DUNLEER COMPANY,
Petitioner

Case No. 86-134-A

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 10th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to John H. Somerville, Esquire, Clapp, Somerville, Honemann & Beach, 1700 First National Bank Building, Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

September 26, 1985

John H. Somerville, Esquire
1700 1st National Bank Building
Baltimore, Maryland 21202

RE: Petition for Variance
NW corner of Trading Place and
Market Place - 12th Elec. Dist.
The Dunleer Company, Petitioner
Case 86-134-A

Dear Mr. Somerville:

This is to advise you that \$67.30 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,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012508

DATE 10-1-85 ACCOUNT R01-615-000

AMOUNT \$ 67.30

RECEIVED BY Robert Sloan, Esq.

FOR Advertising Rates Case 86-134-A

VALIDATION OR SIGNATURE OF CASHIER

John H. Somerville, Esquire
1700 1st National Bank Building
Baltimore, Maryland 21202

August 30, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
NW corner of Trading Place and
Market Place - 12th Elec. Dist.
The Dunleer Company, Petitioner
Case No. 86-134-A

TIME: 11:00 a.m.

DATE: Tuesday, October 1, 1985

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 008575

DATE 7/12/85 ACCOUNT 2-01-615-000

AMOUNT \$ 122.00

RECEIVED FROM John E. Wilks

FOR Zoning Variance Item 20

VALIDATION OR SIGNATURE OF CASHIER

86-134-A

CERTIFICATE OF PUBLICATION

TOWSON, MD, September 12, 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 12, 1985.

THE JEFFERSONIAN,
Arnold Jablon
Publisher

27.50

PETITION FOR VARIANCE
12th District
LOCATION: Northwest corner of Trading Place & Market Place
DATE AND TIME: Tuesday, October 1, 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, in accordance with the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance filed in the name of the petitioner, The Dunleer Company, on the 1st day of October, 1985, at 11:00 a.m. in Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland. The purpose of the hearing is to receive testimony from the petitioner and other interested parties and to make a determination as to whether or not the variance should be granted. The petitioner is advised that the variance will only be granted if it is found to be necessary for the proper development and use of the property and if it is found to be in the public interest. The petitioner is advised that the variance will only be granted if it is found to be necessary for the proper development and use of the property and if it is found to be in the public interest.

PETITION MAPPING PROGRESS SHEET

| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
|---|----------|----|----------|----|-----------|----|---------|----|-----------|----|
| | date | by | date | by | date | by | date | by | date | by |
| Descriptions checked and outline plotted on map | | | | | | | | | | |
| Petition number added to outline | | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |
| Reviewed by: <i>DI</i> | | | | | | | | | | |
| Previous case: 38 (42-271A) <i>new by</i> | | | | | | | | | | |

CERTIFICATE OF PUBLICATION

86-134-A

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

September 12, 1985

THIS IS TO CERTIFY that the annexed advertisement of Arnold Jablon in the matter of Petition for Variance - P.O. #69092 - Reg. #L78395 - 87 lines @ \$34.80 - was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 13th day of September 1985; that is to say, the same was inserted in the issues of Sept. 12, 1985

Kimbel Publication, Inc.
per Publisher.
K.C. Dulle

PETITION FOR VARIANCE
12th District
LOCATION: Northwest corner of Trading Place & Market Place
DATE AND TIME: Tuesday, October 1, 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, in accordance with the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance filed in the name of the petitioner, The Dunleer Company, on the 1st day of October, 1985, at 11:00 a.m. in Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland. The purpose of the hearing is to receive testimony from the petitioner and other interested parties and to make a determination as to whether or not the variance should be granted. The petitioner is advised that the variance will only be granted if it is found to be necessary for the proper development and use of the property and if it is found to be in the public interest. The petitioner is advised that the variance will only be granted if it is found to be necessary for the proper development and use of the property and if it is found to be in the public interest.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting 9/16/85

Posted for: Variance

Petitioner: The Dunleer Company

Location of Property: NW Corner, Trading Place & Market Place

Location of Signs: Signs in intersection of Trading Place & Market Place, signs in roadway, on property of Petitioner.

Remarks:

Posted by: *M. J. Kelly* Date of return: 9/16/85

Number of Signs: 1

48
 OCT 04
 ZONING DEPARTMENT
 By: [Signature]
 Mr. Arnold Jablon
 Baltimore County Zoning Commissioner
 County Office Building, Room 109
 Towson, Maryland 21204

September 30, 1985

Dear Mr. Jablon:

I am writing in favor of Zoning Case No. 86-134-1/2A, Item No. 20: the Dunleer Company's request for a parking variance to permit the expansion of its store in Dundalk.

As you are undoubtedly aware, this store is located in one of Baltimore County's revitalization areas. Baltimore County and the local business community have committed themselves to making improvements which will increase sales in the revitalization area and strengthen the position of local businesses. The Chamber has worked very closely with both Baltimore County and the Dunleer Company, which owns most of the Dundalk Shopping Center. Without the Dunleer Company's support, the revitalization project cannot succeed. That is why the request for a parking variance is so important.

There are several reasons why the expansion of Santoni's is critical to the success of the revitalization effort:

- 1.) Santoni's is the major anchor for the shopping center. Its expansion cannot help but increase customer traffic in the revitalization area.
- 2.) When the store is expanded, Mr. Santoni estimates that most of the increase in business will occur at night. This is essential if night shopping is really going to become successful in the entire shopping area.
- 3.) The existing store does more sales/sq. ft. than any other supermarket in the metropolitan area. This indicates how much demand there is for its products; however, it also reflects the fact that the store is overcrowded and that more space is needed to offer a top quality supermarket.
- 4.) A large percentage of Santoni's present customers are elderly, and they walk to the store. Their needs will be better met if the store is expanded.

As far as the parking variance is specifically concerned, I realize that there is not enough room to provide the required 461 spaces. However, I don't believe that parking will be a major problem with only 224 spaces, for several reasons:

Page Two

- 1.) It is projected that most of the additional shoppers will come at night, as I mentioned, long after the banks are closed. Banks are a major user of parking in the area during daytime hours.
- 2.) The County and the Chamber are working to provide a parking lot for post office employees and employees of other businesses on the west side of Dundalk Avenue. This should remove a lot of cars which may currently park near Santoni's. Until that lot opens, at least the Post Office will be closed before the night-time shoppers arrive. In addition, the parking spaces now used by Police Station employees will be free once the new Police Station on Merritt Boulevard opens in October.
- 3.) The additional parking spaces planned for Shipping Place and other streets in the Shopping Center should make it easier for people to park close to the business they wish to visit, thus freeing up spaces at the supermarket.

Thank you very much for the opportunity to comment on this zoning case. I hope that approval will be forthcoming so that the revitalization efforts can proceed as planned.

Sincerely,
 [Signature]
 PATRICIA A. WINTER
 Executive Director

PAW:jmc
 cc: John W. O'Rourke
 Robert N. Santoni, Sr.
 Wallace H. Campbell

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
 September 18, 1985

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

John H. Somerville, Esquire
 1st National Bank Building
 Baltimore, Maryland 21202

RE: Item No. 20 - Case No. 86-134-A
 Petitioner - The Dunleer Company
 Variance Petition

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

Dear Mr. Somerville:

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

JED:nr
 Enclosures
 cc: Cho, Wilks & Benn
 316 North Charles Street
 Baltimore, Maryland 21201

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 494-3271
 NORMAN E. GERBER
 DIRECTOR

September 9, 1985

RE: Zoning Advisory Meeting of July 23, 1985
 Item # 20
 Property Owner: THE DUNLEER COMPANY
 Location: NW CORNER TRADING PLACE & MARKET PLACE

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 was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract, and a record plat will be required 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 [Date].
- Landscaping: Must comply with Baltimore County Landscape Manual. 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 is [Area].
- The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:
 SUBMITTED BY: [Signature]
 ON: 9/20/85

Eugene A. Boser
 Chief, Current Planning and Development

cc: James Howell

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

STEPHEN E. COLLINS
 DIRECTOR

August 12, 1985

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

Item No. 20 ZAC Meeting of July 23, 1985
 Property Owner: The Dunleer Company
 Location: NW Corner Trading Place and Market Place
 Existing Zoning: B.L.-CCC
 Proposed Zoning: Variance to permit 224 parking spaces in lieu of the required 461 spaces, to permit parking spaces within 0' of the street property line in lieu of the required 8' setback, to permit front yard setback of 0' in lieu of the required average 5', to approve a modified parking plan, joint use of the buildings, allow parking within 0' of the property line. Use alley for access to parking spaces and to use proposed loading zone.

Access: 171-273
 District: 12

Dear Mr. Jablon:

The lack of adequate parking spaces due to the enlargement of Santoni's Market is likely to create critical parking shortages in the Dundalk Shopping area at peak times during the day.

[Signature]
 Stephen E. Weber
 Acting Assistant Traffic Engineer

SEW/ccm

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

PAUL H. REINCKE
 CHIEF

August 6, 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: The Dunleer Company
 Location: NW Corner of Trading Place and Market Place
 Item No.: 20 Zoning Agenda: Meeting of 7/23/85

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 or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire flow test shall be made by Balto., City Water Dept. to determine available water supply for sprinkler system and on-site fire hydrants.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at [Location] EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Entire site shall be posted with fire law signs.
- (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: [Signature] Noted and Approved: [Signature]
 Planning Group Fire Prevention Bureau
 Special Inspection Division

/mb

BALTIMORE COUNTY
 DEPARTMENT OF PERMITS & LICENSES
 TOWSON, MARYLAND 21204
 494-3610

TEDE ZALESKI, JR.
 DIRECTOR

August 21, 1985

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

Dear Mr. Jablon:

Comments on Item # 20 Zoning Advisory Committee Meeting are as follows:

Property Owner: The Dunleer Company
 Location: NW Corner Trading Place and Market Place
 District: 12th.

APPLICABLE ITEMS ARE CHECKED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 97-85. The Maryland Code for the Handicapped and Aged (A.M.S.I. #217-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: The area of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
- 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.
- All One Group except Sub-Group Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 10' to an interior lot line. Two One Groups require a one hour wall if closer than 10' to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- 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 505 and 509 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(s) [] of the Baltimore County Building Code.
- 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 Engineering seals are usually required. The stamp of the Group are from the [] or [] of the Building Code.
- The proposed project appears to be located in a Flood Plain. Flood Insurance. Please see the attached copy of Section 516.2 of the Building Code as adopted by Bill 91-79. Site plans shall show the correct elevations above sea level for the lot and the fourth floor levels including basement.

Comments: Plan does not show full compliance to the State Handicapped Code. This building shall be sprinklered.

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 120 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
 C. E. Burman, Chief
 Building Plans Review

LJZ/RS

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner

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

SUBJECT: Zoning Petition No. 86-134-A

Date: September 25, 1985

The Office of Planning and Zoning has been working with the Dundalk Chamber of Commerce for several years to develop and implement a successful revitalization program for the commercial heart of Dundalk. That program, which has been adopted by the County Council and incorporated into the master plan, calls for significant business expansion and an upgrading of retail in the area.

The expansion of Santoni's is the very cornerstone of the economic enhancement of that area. Santoni's is currently the anchor for the commercial area, serving patrons from all of Dundalk and its surroundings. The expansion of the operation, necessary to maintain the store and, therefore, all of Dundalk's competitiveness in a modern marketplace, will well serve the residents of Dundalk as well as the commercial interests in the area.

Clearly, the Office of Planning and Zoning believes that without the Santoni's expansion and other private sector investment in the area, the Dundalk commercial area will not continue to hold its market share. Thus, business decline would result. We, therefore, fully support the granting of the requested variances for the betterment of all of Dundalk.

[Signature]
 Norman E. Gerber, Director
 Office of Planning and Zoning

NEG:JGH:alm

Case No. 86-134-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
1st day of September, 1985.

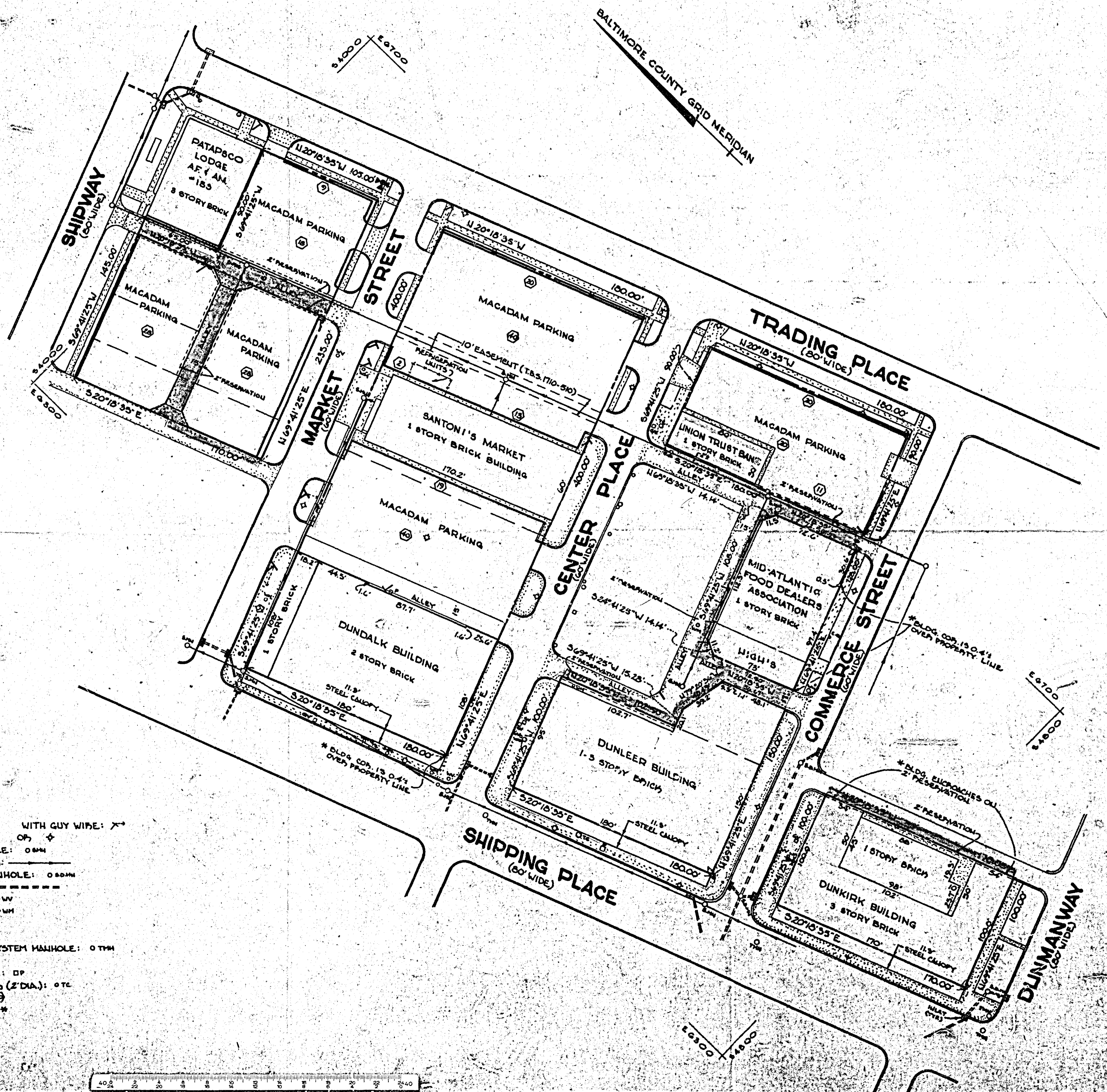
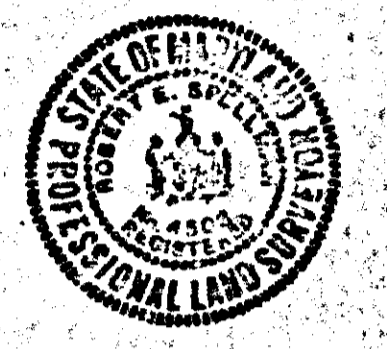

ARNOLD JABLON
Zoning Commissioner

Petitioner The Dunleer Company
Petitioner's
Attorney John H. Somerville, Esquire

Received by: 
JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

I HEREBY CERTIFY TO CENTRABANK, INC. AND TO CHICAGO TITLE COMPANY INC. THAT THE SURVEY WAS ACTUALLY MADE ON THE GROUND AND IS CORRECT; THAT ALL RIGHTS OF WAY, BUILDING RESTRICTION LINES, EASEMENTS AND OTHER MATTERS OF RECORD HAVE, TO THE EXTENT CAPABLE OF BEING SHOWN, BEEN DELINEATED HEREON; THAT THE LINES WERE ESTABLISHED BY A TRANSIT TAPE SURVEY AND THAT, EXCEPT AS SHOWN HEREON (1) THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES AND (2) ALL SETBACKS ARE IN CONFORMITY WITH CURRENT ZONING LAWS AND REGULATIONS.

Robert E. Spellman 12/20/84
SURVEYOR



- NOTES**
- ALLEYS, OR PORTIONS OF ALLEYS, OWNED BY THE DUNLEER COMPANY ARE SHOWN AS SHADED AREAS.
 - ZONING: BL-CCC.
 - THE PARCELS OF LAND SHOWN HEREON ARE NOT IN A FLOOD OR MUDSLIDE HAZARDOUS AREA.
 - TOTAL AREA: 171,275 SQ. FT. ±
 - TOTAL PARKING AREA: 81,609 SQ. FT. ±
 - TOTAL OFF-STREET PARKING SPACES: 260 SPACES
 - STREETS ARE PRIVATELY OWNED.
 - BUILDINGS WERE CONSTRUCTED PRIOR TO CURRENT ZONING REGULATIONS.

- LEGEND**
- CONCRETE: [Symbol]
 - UTILITY POLE: [Symbol] WITH GUY WIRE: [Symbol]
 - LIGHT POLE: [Symbol] OR [Symbol]
 - SANITARY MANHOLE: [Symbol]
 - SANITARY SEWER: [Symbol]
 - STORM DRAIN MANHOLE: [Symbol]
 - STORM DRAIN: [Symbol]
 - WATER VALVE: [Symbol]
 - WATER METER: [Symbol]
 - GAS VALVE: [Symbol]
 - CLEAN OUT: [Symbol]
 - BELL TELEPHONE SYSTEM MANHOLE: [Symbol]
 - FIRE HYDRANT: [Symbol]
 - TELEPHONE BOOTH: [Symbol]
 - TRASH CONTAINER (2' DIA.): [Symbol]
 - PARKING SPACES: [Symbol]
 - ENCROACHMENT: [Symbol]

| REVISIONS | | DESCRIPTION |
|-----------|------|-------------|
| NO. | DATE | |
| | | |
| | | |

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3525

LOCATION SURVEY
DUNDALK SHOPPING CENTER

12 TH. ELECT. DIST. BALTO. CO. MD.

SCALE: 1" = 10' DES. BY: [Signature] DATE: DEC. 20, 1984 DRN. BY: [Signature] SMT. [Signature]

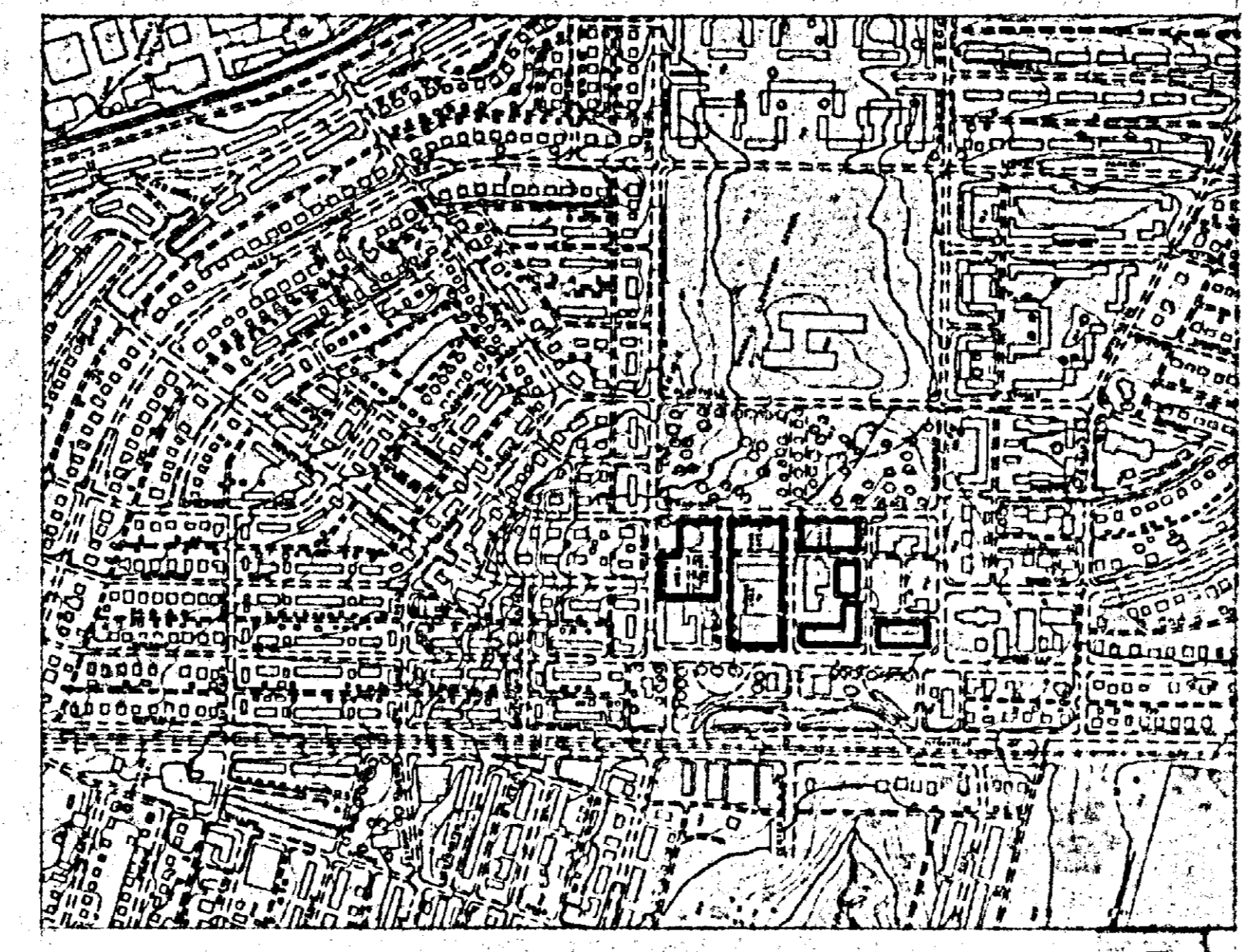


DATE: 10-25-05
 REVISIONS:
 7-11-05

Santoni's Market
 for W.B. Harwood
 Wallace Campbell

Cho Wilks & Benn
 316 North Charles Street
 Baltimore, Maryland 21201
 (301) 576-0440
 A R C H I T E C T S

PROJECT NO. AS NOTED
 DRAWN BY: DP, DB
 CHECKED BY:
 SCALE: 1" = 40'
 SHEET NO. #20

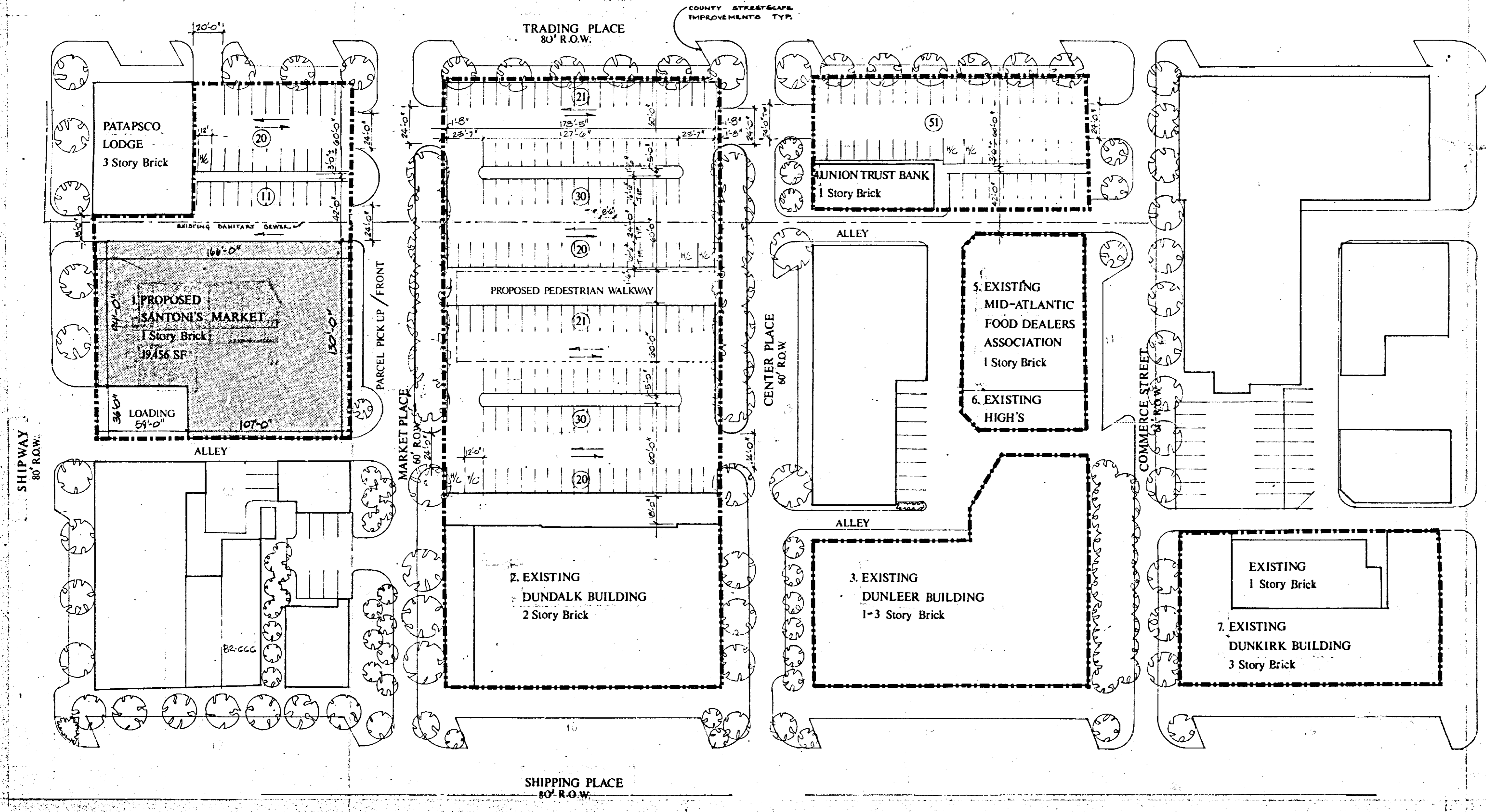


VICINITY MAP

OFF STREET PARKING REQUIREMENTS

| BLDG # | USE | SQUARE FOOTAGE | RATIO/SQ. FT. | # of REQ'D SPACES RETAIL / OFFICE | # of REQ'D SPACES APARTMENTS |
|------------------------|----------------|----------------|---------------|-----------------------------------|------------------------------|
| 1 | Retail | 19456 | 1 sp./7200 sf | 3 | |
| 2 | Retail | 18000 | 1 sp./7200 sf | 3 | |
| | Office(2nd fl) | 1850 | 1 sp./500 sf | 4 | |
| | Apartment | 10 Apts. | 1.25/apt. | | 13 |
| 3 | Retail | 14778 | 1 sp./7200 sf | 3 | |
| | Office(2nd fl) | 1300 | 1 sp./500 sf | 3 | |
| | Apartment | 38 Apts. | 1.25/apt. | | 48 |
| 4 | Office | 2400 | 1 sp./300 sf | 8 | |
| 5 | Office | 8257.5 | 1 sp./300 sf | 28 | |
| 6 | Retail | 2066.5 | 1 sp./7200 sf | 10 | |
| 7 | Retail | 14050 | 1 sp./7200 sf | 70 | |
| | Office(2nd fl) | 9000 | 1 sp./500 sf | 18 | |
| | Apartment | 14 Apts. | 1.25/apt. | | 18 |
| TOTAL | | | | 421 | 79 |
| ORDINANCE 232A.5 | | | | - 39 | 79/2 = 39 |
| TOTAL REQUIRED | | | | 382 | 79 = 461 spaces |
| TOTAL PROVIDED ON SITE | | | | | 224 spaces |

PARKING TOTALS



Zoning: BL-CCC
 12th Elect. Dist.
 1" = 40'

SITE PLAN

PETITIONER'S EXHIBIT 1

