86-254-A PETITION FOR ZONING VALANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:)<u>3</u> 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 204.4 - B.2 to allow a setback from a street line of 21 in lieu if the required 35 feet and Section 204.4 - B.1 to allow a 13 foot rear yard in lieu of the required 20 feet of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) IN RE: PETITION FOR VARIANCE BEFORE THE N/S of Slade Avenue, 270' after the date of this Order. W of Reisterstown Road The addition to the existing office building will retain the same front and DEPUTY ZONING COMMISSIONER rear yards as the existing building. (110 Slade Avenue) -3rd Election District OF BALTIMORE COUNTY Harry M. Blum, II, et al -Case No. 86-254-A Petitioners * * * * * * * * * * * Property is to be posted and advertised as prescribed by Zoning Regulations. The Petitioners herein request variances to allow a setback from a street 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. JMHJ:bg line of 21 feet in lieu of the required 35 feet and a rear yard setback of 13 feet in lieu of the required 20 feet. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property Testimony on behalf of the Petitioners indicated that they propose to exwhich is the subject of this Petition. pand an existing office building from 1793 square feet to 3253 square feet by Contract Purchaser: Legal Owner(s): extending the existing setbacks. The open space and parking requirements will Harry M. Blum, 2nd (Type or Print Name) be exceeded and the requirements of the Baltimore County Landscape Manual will be met. Minutes of the South Area Planning Committee of the Pikesville Community Growth Corporation (Petitioner's Exhibit 2) supported the requested variance. Harvey Newman There were no protestants. City and State After due consideration of the testimony and evidence presented, and it ap-Attorney for Petitioner: pearing that strict compliance with the Baltimore County Zoning Regulations 110 Slade Avenue (BCZR) would result in practical difficulty and unreasonable hardship upon the (Type or Print Name) Pikesville Maryland Petitioners, and the granting of the variances requested would not adversely af-City and State fact 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 18 day of December, 1985, that the herein Petition for Attorney's Telephone No.: Variance to allow a setback from a street line of 21 feet in lieu of the re-ORDERED By The Zoning Commissioner of Baltimore County, this _____13th_____ day quired 35 feet and a rear yard setback of 13 feet in lieu of the required 20 of November 19.85, 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 # 6 feet, in accordance with the plan prepared by Hudkins Associates, Inc., dated 子 5な October 2, 1985 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and County, on the ____17th _____ day of ____ December ____, 1985 __, at _10:00 o'clock COLUMBIA OFFICE TOWSON OFFICE BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 WALTER PARK HUDKINS ASSOCIATES, INC. PETITION FOR VARIANCE Registered Surveyor Engineers, Surveyors and 3rd Election District PHONE 730-9060 Landscape Architects RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER 200 EAST JOPPA ROAD ARNOLD JABLON ZONING COMMISSIONER N/S Slade Ave., 270' W of JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER LOCATION: Northside of Slade Avenue, 270' West of Reisterstown Road ROOM 101, SHELL BUILDING Reisterstown Rd. (110 OF BALITIMORE COUNTY (110 Slade Avenue) TOWSON, MARYLAND 21204 Slade Ave.), 3rd District December 18, 1985 PHONE: 828-9060 October 8, 1985 HARRY M. BLUM, II, et al., DATE AND TIME: Tuesday, December 17, 1985 at 10:00 a.m. Petitioners PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland :::::: Mr. Harry M. Blum DESCRIPTION TO ACCOMPANY ZONING VARIANCE: 110 Slade Avenue ENTRY OF APPEARANCE The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Pikesville, Maryland 21208 Beginning for the same at a point on the north side of Slade Avenue said point being distant South 61 degrees 00 minutes West 270 feet and Please enter the appearance of the People's Counsel in the above-RE: PETITION FOR VARIANCE North 30 degrees 30 minutes West 20 feet from the point formed by the intersection Petition for Variance from SEction 204.4 - B.2 to allow a setback from a N'S of Slade Avenue, 270' W captioned matter. Notices should be sent of any hearing dates or other street line of 21 feet in lieu of the required 35 feet and Section 204.4 of Reisterstown Road B.1 to allow a 13 foot rear yard in lieu of the required 20 feet. of the centerline of Slade Avenue with the centerline of Reisterstown Road, (110 Slade Avenue) proceedings in this matter and of the passage of any preliminary or final 3rd Election District Harry M. Blum, II, et al thence South 61 degrees 00 minutes West 160 feet thence North 30 degrees Petitioners 30 minutes West 84.32 feet thence North 60 degrees 45 minutes East 160 feet Case No. 86-254-A Dear Mr. Blum: thence South 30 degrees 30 minutes East 85.02 feet to the place of beginning. I have this date passed my Order in the above captioned matter in accord-Phyllis Cole Friedman Being the property of Harry M. Blum, II, et al the plat filed with the Zoning Office. People's Counsel for Baltimore County ance with the attached. Very truly yours, 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 Peter Max Zimmerman good cause shown. Such request must be received in writing by the date of the JEAN M. H. JUNG Deputy People's Counsel Rm. 223, Court House hearing set above or made at the hearing. Deputy Zoning Commissioner Towson, MD 21204 BY ORDER OF 494-2188 JMHJ:bg ARNOLD JARLON ZONING COMMISSIONER Attachments OF BALTIMORE COUNTY I HEREBY CERTIFY that on this 22nd day of November, 1985, a cc: People's Counsel copy of the foregoing Entry of Appearance was mailed to Harry M. Blum and Harvey Newman, 110 Stade Ave., Pikesville, MD 21208, Petitioners.

tase of winds

BALTIMOINE OF PLANNING & LONGING TOWSON, MARYLAND 21204 494-3353 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING ARNOLD JABLON ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER December 11, 1985 Mr. Harry M. Blum, II 110 Slade Avenue Pikesville, Maryland 21208 RE: Petition for Variance N/S Slade Ave., 270' W of Reisterstown Rd. (110 Slade Avenue) 3rd Election District Harry M Blum, II, et al - Petitioners Case NO. 86-254-A Dear Mr. Blum, II: This is to advise you that \$\$47.00 is due for advertising and posting of the above property. This fee must be paid before an THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING CR THE ORDER SHALL NOT BE ISSUED. Do <u>not</u> remove sign from property from the time it is placed by this office until the day of the hearing itself. Please make the check payable to Baltimore County, Maryland, and remit ing, Towson, Maryland No. 016077 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT RECEIVED Fiala Blum B BC24*****4736:a 2172F VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION LOCATION: Northside of Slade Avenue, 270' West of Reisterstow: Road (110 Slade Avenue) DATE AND TIME: Tuesday, Decem TOWSON, MD., November 28 ber 17, 1985 at 10:00 a.m. PUBLIC HEARING: Room 10 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed The Zoning Commissioner of Bal more County, by sutherity of the Zo-ing Act and Regulations of Baltimor and published in Towson, Baltimore County, Md., appearing on November 28 19 85 street line of 21 feet in lieu of the r required 20 feet.

Being the property of Harry M THE JEFFERSONIAN. 18 Venetouli will, however, entertain any request a stay of the issuance of said per Cost of Advertising 22.00

ZONING DEPARTMENT OF BALTIMORE COUNTY

Petitioner: Harry an Blum II et al

Location of property: N/ Side of flade are 270' 11/24

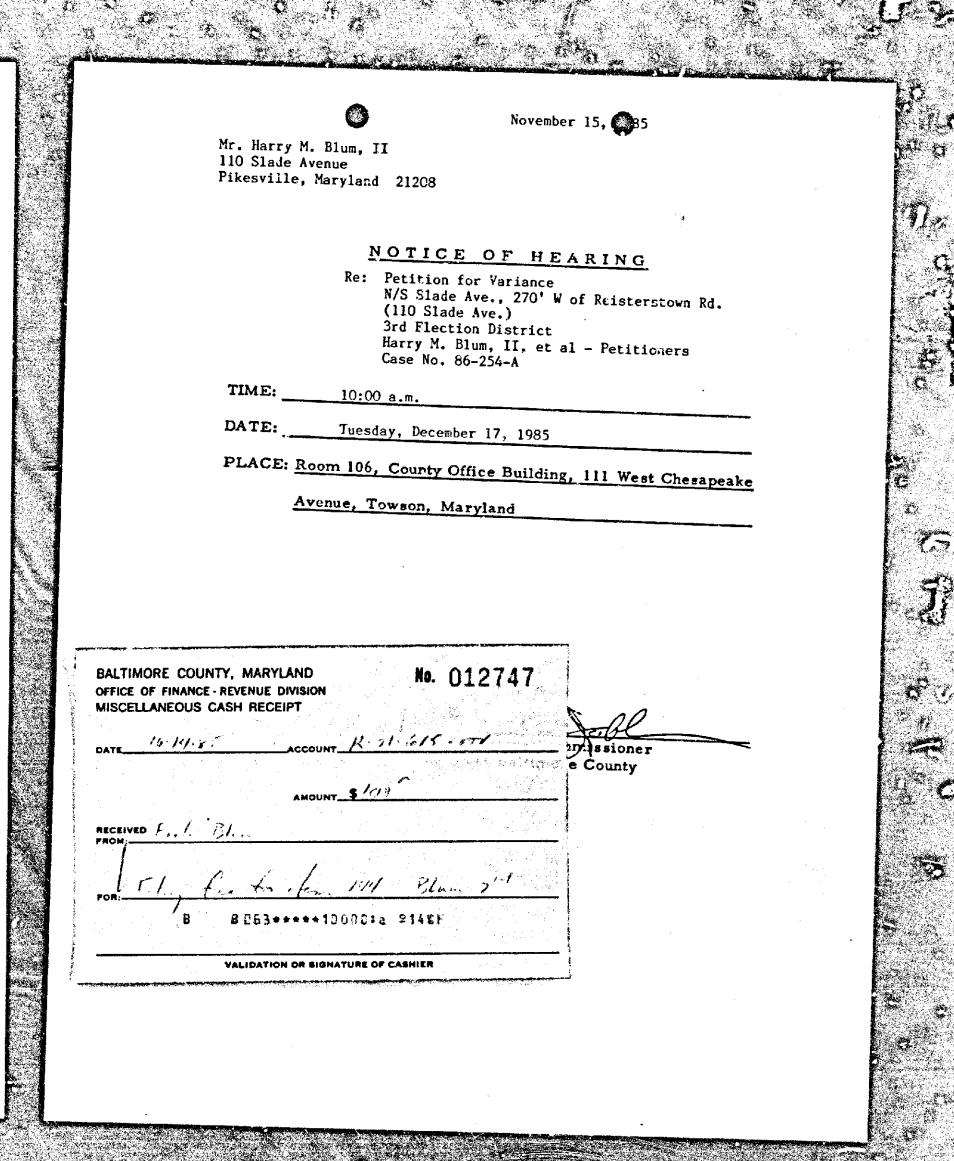
Resolution Read (110 Printer Stade are.)

Location of Signe Class front of 110 Stade Greene

Variance

EEGAL NOTICE CELTIFICATE OF PUBLICATION PETITION FOR VARIANCE 71511 LOCATION: Nuthelds of State Avenus, 270' West of Reisterstown Road (110 Blace Avenus) DATE AND TIME: Tuesday, December 17, 1985 Fikesville, Md., Nov. 27, 19 25 # 10:00 a.m. The Zoning Commissions of Baltimore County, by IC CENTIFY, that the annexed advertisment sufforty of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Pattimore County, will note a puttic nearing.

Pattimore to Variance from Section 204.4-8.2 to lished in the NORTHWEST STAR, a weekly above a setback from a street line of 21 feet in 1861; of the required 35 feet and Section 204.4-8.1 to above a 13 foot near yard in 1860 of the required 20 er published in Pikesville, Baltimore less. Being the property of Marry M Blum, H, of all at shown on the plat filed with the Zoning Office. Maryland before the 17th day of In the event that this Potition is granted, a building permit may be issued within the thirty (30) day appeal pend. The Zoning Commissioner will, however, entertain any request for a stay of the issuence of sead permit during this period for good cause shown. Buth request must be received in writing by the date of the hearing set above or made at the hearing. _____cay of _____.19___85____ ZOHING COMMISSIONER and publication appearing on the ___day of____ the third publication appearing on the THE NORTHWEST STAR Cost of Advertisement \$20.00



* COMMERCIAL **★ LAND**

* APPRAISALS

110 SLADE AVENUE • BALTIMORE, MD. 21208 • 484-4800 486-4810

October 10, 1985

Zoning Commissioner Baltimore County County Office Building

now higher than when we started.

RE: Petition for Variance 110 Slade Avenue Pikesville, Md. 21208

Dear Sir:

I wish to make application for a hearing as soon as possible due to the following circumstances:

When we decided to put an addition to our present building, located at the above address, our architect checked with your department in Baltimore County and was told that no variance would be necessary. Having been informed by your department of this last May,

Three (3) months later, we were informed that a variance would be required and instead of starting our building in August,

we have to wait until December. We find this to be a great hardship in building due to possible major weather problems at that time, and the cost of the building is

A hearing on the variance at the earliest possible time would he greatly appreciated.

> Sincerely, FIOL BLUM, ING.

WE MULTIPLE LIST

PIKESVILLE Community Growth

SOUTH AREA PLANNING COMMITTEE

12/3/85

Reisterstown Road Pikesville. Maryland 21208

[301] 484-2310

86-254-A

Date of Posting 11-25-85

PRESENT: H. Blum, H. Scherr, R. Horn, A. Browne, C. Eppley, F. Applebaum, E. Feldmann, H. Cummins, M. Mintz, K. Logue, H. Needle, C. Cummins, J. Dillon, G. Jones, J. Parks, D. Frederick,

D. Hurwitz, G. Altman The meeting began at 4:10 p.m. with a discussion regarding the variances for setbacks requested by Fiola Blum, Inc. Realtors.

Mr. Harry Blum showed the group a set of the plans that include expansion of and improvements to the existing building, improvements to parking and new signage that will be placed on the building.

After some discussion and all questions being answered, the

following motion was passed unanimously: The South Area Planning Committee supports the variance requests to permit a setback from the street line of 21' in lieu of the required 35' and a rear yard setback of 13' in lieu of the required 20' as proposed by Fiola Blum, Inc. Realtors.

The plans for the Cummins Appliance proposal were presented by Howard Needle (Attorney for Cummins). Mr. Needle reviewed the proposal, showing drawings, etc. that addressed the questions raised at the last meeting with regard to site visibility, potential expansion to the rear rather than the side and outdoor storage. Jack Dillon (O.P. & Z.) and Greg Jones (T.E.) addressed site and turning radius

The planning committee decided, after much discussion, that several issues were involved.

The planning committee suggests that the PCGC Board direct the County to act on the turning radius issue aand to examine the parking along Maryland Avenue to correct existing problems as quickly as possible. They also request the Board to work with State Highways to deal with the drainage issues at the Maryland Avenue intersection.

(Note: At the 12/4 Board Mtg. this action was approved.)

Following additional discussion, the following motion was approved:

The South Area Planning Committee supports the variance request to permit a side street setback of 0' instead of the required 10' and to permit 21 parking spaces in lieu of the required 35 as proposed by Cummins Appliance, with the understanding that the improvements to the turning radius would be completed by the property owner subject to reimbursement by the County.

No other business was presented. The meeting adjourned at 5:15 p.m. Recorded by: Sum Frederico

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Date November 26, 1985

FROM Director of Planning and Zoning

Norman E. Gerber, AICP

SUBJECT Zoning Petition No. 86-254-A

Assuming compliance with the Zoning Plans Advisory Committee comments, this office is not opposed to the granting of the subject

NEG:JGH:slm

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 the day of Bovenber 1983. Petitioner Merry M. Blum, 2nd, et al Received by:

MAN 7 MET

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 OPDERED by the Zoning Commissioner of Baltimore County, this _____, 19____, that the herein Petition for Variance(s) to permit

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

STEPHEN E. COLLINS DIRECTOR

November 15, 1985

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

> Item No. Meeting of October 29, 1985 Property Owner: Location: Existing Zoning:

Acres: District:

Proposed Zoning:

Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items numbered 141, 142, 143, (144), 145, 146, 149, and 150.

Traffic Engineer Associate II

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE December 2, 1985

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

Mr. Harry M. Blum, 2nd Mr. Harvey Newman 110 Slade Avenue Pikesville, Maryland 21208

> RE: Item No. 144 - Case No. 86-254-A Petitioners - Harry M. Blum, 2nd, et al Variance Petition

Bureau of Dear Sirs:

Traffic Engineering Bureau of

Health Department

Project Planning

Building Department

Zoning Administration

Board of Education

Industrial

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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

Very truly yours,

JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Hudkins Associates, Inc. 200 East Joppa Road Room 101, Shell Building Towson, Maryland 21204

Re: Zoning Advisory Meeting of OCTOBER 29,1985
Item + 144
Property Owner: HARRY M. BLUM, II etal Location: N/S SLADE AVE. 270 WEST Dear Mr. Jablon: OF REISTERSTOWN RD. The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

NOVEMBER 25, 1985

DALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON MARYLAND 21204

NORMAN E. GERDER DRECTOR

Mr. Arnold Jablon

cc: James Hoswell

Zoning Commissioner County Office Building Towson, Maryland 21204

(X)There are no site planning factors requiring comment.

(A County Review Group Meeting is required.

(A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

(I) This site is part of a larger tract: therfore it is defined as a subdivision. The plan must show the entire tract. subdivision. The plan must show the entire tract.)A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory.)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.
Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited. Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.

Development of this site may constitute a patential conflict with the Baltimore County Master Plan.

The amended Development Plan was approved by the Planning Board On

| Landscaping: Must comply with daltimore 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 ()The property is located in a trarric area controlled by a "O" 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.

> Eugene A. Bober Chief, Current Planning and Development



MSF/bld

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

PAUL H. REINCKE CHIFF

November 20, 1985

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

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Harry M. Blum, 2nd, et al

Location: N/S Slade Avenue, 270' W of Reisterstown Road

Item No.:

Gentlemen:

Zoning Agenda: Meeting of October 29, 1985

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.

() 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.

($^{\mathrm{X}}$) 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

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

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

fire Prevention Bureau Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES 10 WSON, MARYLAND 21204 494-3610

TED ZALESKI, JR.

Dear Mr. Jabloms

Comments on Item # 1111 Zoning Advisory Committee Meeting are as follows:

N/S Slade Avenue, 270' West of Reisterstown Road

APPLICABLE TIPES ARE CIRCLED,

F. 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 101 and 505 and have your Architect/Engineer contact this department.

The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.3 of the Building Code an adopted by Bill #17.85. Site plans shall snow the correct elevations above Sum level for the lot and the finish floor levels including basement.

December 5, 1985

Mr. Armold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Manyland 21204

Property Owner: Harry M. Blum, 2nd. et al

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. (2) 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/is not required on plans and technical data.

Commercial: Three sets of construction drawings scaled and eigned by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable. 2. 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 Dse 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 201, Section 1407, Section 1406.2 and Table 2202. No openings are permitted in an

S. The requested variance appears to conflict with Section(a) _______, of the Sultimore

Hen fitting for a required Change of Use/Occupancy Permit, an alteration permit amidication shall also be fitted along with three sets of acceptable construction plane indicating new the emission shall also to be aftered in order to comply with the Code requirements for the new use. Maryland Architectural or the Mixed Uses.

The change of Use Groups are from Use to Use or See Section 312 of the Building Code.

Comments: Plans shall reflect all State of Maryland Handicapped Code Regulation 05.01.07 requirements. None are shown on their plans. Section 505.2 is applicable.

E. 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 percit. If desired the Opplicant may obtain additional information by visiting Roog 122 of the County Office Building at 111 consequence Avenue, Towson, Maryland 21224.

BY: C. E. Burnham, Chief Suilding Plans Review مسهماري مانتارار

