

86-284-A 168 **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 to permit side yards of 1.5 feet and 16 feet in lieu of required 30 feet (Lot #1); rear yard of 14 feet in lieu of required 30 feet (Lot #1); side yard of 21 feet in lieu of 30 feet (Lot #2); from section 409.2 to permit four (4) parking spaces in lieu of required five (5) spaces on Lot #2.

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

1. Existing structures and uses;
2. Subdivision required for conveyance;
3. Shape of property.

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: **Ray Krul**
(Type or Print Name)
Signature: *Ray Krul*
Address: **8330 Pulaski Highway**
City and State: **Baltimore, Maryland 21237**

Legal Owner(s): **Alvin E. Harrell**
(Type or Print Name)
Signature: *Alvin E. Harrell*
(Type or Print Name)
Signature: _____
Address: **8108 Pulaski Highway**
City and State: **Baltimore, Maryland 21237**

Attorney for Petitioner: **S. Eric DiNenna**
(Type or Print Name)
Signature: *S. Eric DiNenna*
Address: **406 W. Pennsylvania Avenue**
City and State: **Towson, Maryland 21204**

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
S. Eric DiNenna
Name: **S. Eric DiNenna**
Address: **406 W. Pennsylvania Avenue**
City and State: **Towson, Maryland 21204**
Phone No.: **296-6820**

Attorney's Telephone No.: **296-6820**

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law, 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 20th day of January, 1986, at 10:00 o'clock.

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

(over)

PETITION FOR VARIANCE 15th Election District

LOCATION: Northeast corner of Pulaski Highway and White Avenue (8104 Pulaski Highway)

DATE AND TIME: Monday, January 20, 1986 at 10:00 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 Variance from Section 238.2 to permit side yards of 1.5 feet and 16 feet in lieu of required 30 feet (Lot #1); rear yard of 14 feet in lieu of required 30 feet (Lot #1); side yard of 21 feet in lieu of 30 feet (Lot #2); from section 409.2 to permit four (4) parking spaces in lieu of required five (5) spaces on Lot #2.

Being the property of **Alvin E. Harrell** as shown on the plat filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 2, 1986

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 January 2, 1986.

THE JEFFERSONIAN,

18 Kent...
Publisher

Cost of Advertising
27.50

Case No. 86-284

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 January 2, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Petition for Variance P.O. #72441 - Reg. #L84119 - 83 lines @ \$33.20.

was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 1st day of January 1986; that is to say, the same was inserted in the issues of Dec. 31, 1985

Kimbel Publication, Inc.
per Publisher.

By *Kimbel*

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

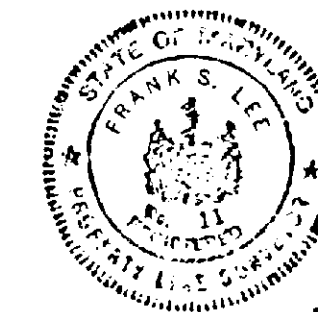
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

October 16, 1985

Northeast corner of Pulaski Highway and White Avenue
15th District Baltimore County, Maryland

Beginning for the same at the northeast corner of Pulaski Highway and White Avenue, thence running and binding on the north side of Pulaski Highway North 67 degrees 51 minutes East 173 feet, thence leaving Pulaski Highway and running for two lines of division as follows: North 25 degrees 45 minutes West 75 feet and South 67 degrees 51 minutes West 173 feet to the east side of White Avenue, and thence running and binding on White Avenue South 25 degrees 45 minutes East 75 feet to the place of beginning.

Containing 0.30 acres of land more or less.



RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NE/Cor. Pulaski Hwy. & White Ave. (8104 Pulaski Hwy.), 15th District : OF BALTIMORE COUNTY

ALVIN E. HARRELL, Petitioner : Case No. 86-284-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
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. Ray Krul, 8330 Pulaski Hwy., Baltimore, MD 21237, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

Case No. 86-284-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 12th day of December, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner **Alvin E. Harrell** Received by: *S. Eric DiNenna*
Petitioner's Attorney **S. Eric DiNenna, Esquire** Chairman, Zoning/Planning Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: **15th** Date of Posting: **12/22/85**
Posted for: **Variances**
Petitioner: **Alvin E. Harrell**
Location of property: **NE/Cor. Pulaski Hwy. & White Ave.**
Location of Sign: **NE/Cor. Pulaski Hwy. across 25' from road sign, ex. property of S. Eric DiNenna**
Remarks: **Let #1 have White Ave. address & let #2 have Pulaski Hwy. address**
Posted by: *S. Eric DiNenna* Date of return: **1/3/86**
Number of Signs: **1**

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 16, 1986

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Variance
NE/Cor. Pulaski Highway and White Ave.
(8104 Pulaski Highway)
15th Election District
Alvin E. Harrell, Petitioner
Case No. 86-284-A

Dear Mr. DiNenna:

This is to advise you that \$65.70 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not 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 to the County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018406

DATE: **1-30-86** ACCOUNT: **241-015-000**

AMOUNT: \$ **65.70**

RECEIVED FROM: *Alvin E. Harrell*

FOR: *Towson History Center*

VALIDATION OR SIGNATURE OF CASHIER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of January, 1986, that the herein Petition for Variance(s) to permit side yard setbacks of 1 1/2 feet and 16 feet in lieu of the required 30 feet (Lot 1), a rear yard setback of 14 feet in lieu of the required 30 feet (Lot 1), a side yard setback of 21 feet in lieu of the required 30 feet (Lot 2), and 4 parking spaces in lieu of the required 5 spaces (Lot 2) be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 returning, said property to its original condition.
2. Petitioner's Exhibit 1 shall be approved by the Maryland Department of Transportation, State Highway Administration.

[Signature]
Zoning Commissioner of
Baltimore County

AJ:bg

cc: S. Eric DiNenna, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE January 21, 1986
W. Richard G. Givens
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 18, 1985

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

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 168 - Case No. 86-284-A
Petitioner - Alvin E. Harrell
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. DiNenna:

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,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21207

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

JERIC DINENNA, PA
JAMES L. MANN, JR., PA
GEORGE A. BRESCHI, PA
ROBERT A. BRESCHI

406 WEST PENNSYLVANIA AVE
TOWSON, MARYLAND 21204
(410) 276-0820

November 1, 1985

Arnold Jablon
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition for Variance
Item #168
Pulaski Highway
Kruhl

Dear Mr. Jablon:

Please be advised that I represent the Petitioners concerning the above-captioned matter and have filed a Petition for Variance.

This is to advise you that the purchaser of the property, Mr. Kruhl, is under strict constraints with reference to a settlement date regarding the Contract of Sale and I would respectfully request this hearing take place as soon as possible.

Thank you for your cooperation.

Very truly yours,

[Signature]
S. ERIC DINENNA

SED:bk
cc: Mr. Raymond Krul

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

JERIC DINENNA, PA
JAMES L. MANN, JR., PA
GEORGE A. BRESCHI, PA
ROBERT A. BRESCHI

406 WEST PENNSYLVANIA AVE
TOWSON, MARYLAND 21204
(410) 276-0820

December 6, 1985

Arnold Jablon
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition for Variance
Item #168
Pulaski Highway
Kruhl, Contract Purchaser
Harnell, Property Owner
ALVIN E. HARRELL

Dear Mr. Commissioner:

Please refer to my letter of November 1, 1985, wherein I advised you that we have filed a Petition for a variance concerning the above captioned matter.

In as much as Mr. Kruhl is under strict constraints with reference to a settlement date, would you be so kind as to set this matter in as soon as possible for hearing.

I appreciate your cooperation.

[Signature]
S. ERIC DINENNA

SED:KAR

CC: Mr. Raymond Krul
James E. Dyer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: January 17, 1986

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

SUBJECT: Zoning Petitions No. 86-282-A and 86-284-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm



Maryland Department of Transportation

State Highway Administration

William W. Hollmann
Secretary
Hal Kassoff
Administrator

November 26, 1985

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

Re: Baltimore County
Item No. 168
Property Owner: Alvin E. Harrell
Location: NE corner
Pulaski Highway (Route 40
-E) and White Avenue
Existing Zoning: B.R.
-C.S.1
Proposed Zoning: Var.
to permit side yards
of 1.5 and 16' in
lieu of the req. 30'
(Lot 1) rear yard of
14' in lieu of 30'
(Lot 2) to permit
four parking spaces in
lieu of the required
five spaces on Lot 2
Acreage: .30
District 15th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal for Zoning Variance, the S.H.A. conducted a site inspection on November 19, 1985.

We (S.H.A.) found six (6) vehicles parked within the S.H.A. Right of Way, and existing concrete paving constructed on the w/s of the entrance to accommodate parking.

The S.H.A. will require all paving for the above site to be out side the S.H.A. Right of Way and the existing concrete paving west of the entrance at Pulaski Highway be removed.

By a copy of this letter, we are notifying the S.H.A. Permit Inspector to investigate this site and have the concrete parking area removed.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engr. Access Permits

CL-GW:es

cc: J. Ogle
T. F. My telephone number is _____ by: George Wittman
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-432-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
406-4500

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

JANUARY 10, 1986

Re: Zoning Advisory Meeting of NOVEMBER 19, 1985
Item # 168
Petitioner: ALVIN E. HARRELL
Location: NE CORNER PULASKI HIGHWAY
AND WHITE AVENUE

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Works.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The parking 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 22-53 of the Development Regulations.
- ☒ The proposed 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 _____.
- ☒ The property is located in a Baltimore County Land Use Manual, Bill 119-79. No building permit may be issued until a Reverse Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a Traffic area controlled by a "T" level intersection as defined by 21B 12-21-21, and its operations change. The annualized capacity may be limited. The Traffic Service Areas are annualized annually by the County Council.
- ☒ Additional comments: _____

cc: James Harrell

Eustine A. Borer
Chief, Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2286
494-4500

November 22, 1985

PAUL H. REINCKE
CHIEF

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 Owners: Alvin E. Harrell

Location: NE corner Pulaski Highway and White Avenue

Item No.: 168

Zoning Agenda: Meeting of November 19, 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.

- ☒ 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 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.

- ☒ 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
Planning Group Approved:
Special Inspection Division

[Signature] Fire Prevention Bureau

/mb

86-284-A 168 **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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

- Existing structures and uses;
- Subdivision required for conveyance;
- Shape of property.

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: **Ray Krul**
(Type or Print Name)
Signature: *Ray Krul*
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City and State: **Baltimore, Maryland 21237**

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(Type or Print Name)
Signature: *Alvin E. Harrell*
(Type or Print Name)
Signature: _____
Address: **8108 Pulaski Highway**
City and State: **Baltimore, Maryland 21237**

Attorney for Petitioner: **S. Eric DiNenna**
(Type or Print Name)
Signature: *S. Eric DiNenna*
Address: **406 W. Pennsylvania Avenue**
City and State: **Towson, Maryland 21204**

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
S. Eric DiNenna
Name: **S. Eric DiNenna**
Address: **406 W. Pennsylvania Avenue**
City and State: **Towson, Maryland 21204**
Phone No.: **296-6820**

Attorney's Telephone No.: **296-6820**

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law, 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 20th day of January, 1986, at 10:00 o'clock.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR VARIANCE 15th Election District

LOCATION: Northeast corner of Pulaski Highway and White Avenue (8104 Pulaski Highway)

DATE AND TIME: Monday, January 20, 1986 at 10:00 a.m.

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

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Petition for Variance from Section 238.2 to permit side yards of 1.5 feet and 16 feet in lieu of required 30 feet (Lot #1); rear yard of 14 feet in lieu of required 30 feet (Lot #1); side yard of 21 feet in lieu of 30 feet (Lot #2); from section 409.2 to permit four (4) parking spaces in lieu of required five (5) spaces on Lot #2.

Being the property of **Alvin E. Harrell** as shown on the plat filed with the Zoning Office.

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 2, 1986

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 January 2, 1986.

THE JEFFERSONIAN,

18 Kenton
Publisher

Cost of Advertising
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Case No. 86-284

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 January 2, 1986

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Kimbel Publication, Inc.
per Publisher.

By C. B. Baker

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

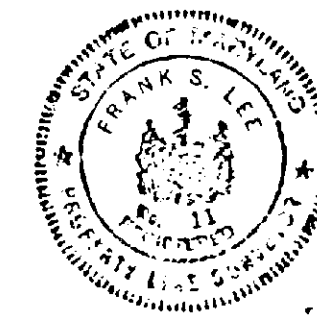
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October 16, 1985

Northeast corner of Pulaski Highway and White Avenue
15th District Baltimore County, Maryland

Beginning for the same at the northeast corner of Pulaski Highway and White Avenue, thence running and binding on the north side of Pulaski Highway North 67 degrees 51 minutes East 173 feet, thence leaving Pulaski Highway and running for two lines of division as follows: North 25 degrees 45 minutes West 75 feet and South 67 degrees 51 minutes West 173 feet to the east side of White Avenue, and thence running and binding on White Avenue South 25 degrees 45 minutes East 75 feet to the place of beginning.

Containing 0.30 acres of land more or less.



RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NE/Cor. Pulaski Hwy. & White Ave. (8104 Pulaski Hwy.), 15th District : OF BALTIMORE COUNTY

ALVIN E. HARRELL, Petitioner : Case No. 86-284-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
Room 223, Court House
Towson, Maryland 21204
494-2188

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Peter Max Zimmerman
Peter Max Zimmerman

Case No. 86-284-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 12th day of December, 1985.

S. Eric DiNenna
ARNOLD JABLON
Zoning Commissioner

Petitioner **Alvin E. Harrell** Received by: *S. Eric DiNenna*
Petitioner's Attorney **S. Eric DiNenna, Esquire** Chairman, Zoning/Planning Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: **15th** Date of Posting: **12/22/85**
Posted for: **Variances**
Petitioner: **Alvin E. Harrell**
Location of property: **NE/Cor. Pulaski Hwy. & White Ave.**
Location of Sign: **Front of Lot #1, near road sign, ex. property of S. E. DiNenna**
Remarks: **Let #1 have White Ave. address & let #2 have Pulaski Hwy. address**
Posted by: *S. Eric DiNenna* Date of return: **1/3/86**
Number of Signs: **1**

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 16, 1986

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Variance
NE/Cor. Pulaski Highway and White Ave.
(8104 Pulaski Highway)
15th Election District
Alvin E. Harrell, Petitioner
Case No. 86-284-A

Dear Mr. DiNenna:

This is to advise you that \$65.70 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not 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 to the County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018406

DATE: **12-22-85** ACCOUNT: **21-015-000**

AMOUNT: \$ **65.70**

RECEIVED FROM: *Alvin E. Harrell*

FOR: *Towson, Maryland*

VALIDATION OR SIGNATURE OF CASHIER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of January, 1986, that the herein Petition for Variance(s) to permit side yard setbacks of 1 1/2 feet and 16 feet in lieu of the required 30 feet (Lot 1), a rear yard setback of 14 feet in lieu of the required 30 feet (Lot 1), a side yard setback of 21 feet in lieu of the required 30 feet (Lot 2), and 4 parking spaces in lieu of the required 5 spaces (Lot 2) be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 returning, said property to its original condition.
2. Petitioner's Exhibit 1 shall be approved by the Maryland Department of Transportation, State Highway Administration.

[Signature]
Zoning Commissioner of
Baltimore County

AJ:bg
cc: S. Eric DiNenna, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE January 21, 1986
W. Richard D. Givens
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE December 18, 1985

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

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 168 - Case No. 86-284-A
Petitioner - Alvin E. Harrell
Variance Petition

Dear Mr. DiNenna:

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,
[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

JERIC DINENNA, PA
JAMES L. MANN, JR., PA
GEORGE A. BRESCHI, PA
ROBERT A. BRESCHI

406 WEST PENNSYLVANIA AVE
TOWSON, MARYLAND 21204
(410) 276-0820

November 1, 1985

Arnold Jablon
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition for Variance
Item #168
Pulaski Highway
Kruhl

Dear Mr. Jablon:

Please be advised that I represent the Petitioners concerning the above-captioned matter and have filed a Petition for Variance.

This is to advise you that the purchaser of the property, Mr. Kruhl, is under strict constraints with reference to a settlement date regarding the Contract of Sale and I would respectfully request this hearing take place as soon as possible.

Thank you for your cooperation.

Very truly yours,

[Signature]
S. ERIC DINENNA

SED:bk
cc: Mr. Raymond Krul

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

JERIC DINENNA, PA
JAMES L. MANN, JR., PA
GEORGE A. BRESCHI, PA
ROBERT A. BRESCHI

406 WEST PENNSYLVANIA AVE
TOWSON, MARYLAND 21204
(410) 276-0820

December 6, 1985

Arnold Jablon
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition for Variance
Item #168
Pulaski Highway
Kruhl, Contract Purchaser
Harrell, Property Owner
ALVIN E. HARRELL

Dear Mr. Commissioner:

Please refer to my letter of November 1, 1985, wherein I advised you that we have filed a Petition for a variance concerning the above captioned matter.

In as much as Mr. Kruhl is under strict constraints with reference to a settlement date, would you be so kind as to set this matter in as soon as possible for hearing.

I appreciate your cooperation.

Very truly yours,

[Signature]
S. ERIC DINENNA

SED:KAR

CC: Mr. Raymond Krul
James E. Dyer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: January 17, 1986

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

SUBJECT: Zoning Petitions No. 86-282-A and 86-284-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm



Maryland Department of Transportation
State Highway Administration

William W. Hollmann
Secretary
Hal Kassoff
Administrator

November 26, 1985

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

Re: Baltimore County
Item No. 168
Property Owner: Alvin E. Harrell
Location: NE corner
Pulaski Highway (Route 40
-E) and White Avenue
Existing Zoning: B.R.
-C.S.1
Proposed Zoning: Var.
to permit side yards
of 1.5 and 16' in
lieu of the req. 30'
(Lot 1) rear yard of
14' in lieu of 30'
(Lot 2) to permit
four parking spaces in
lieu of the required
five spaces on Lot 2
Acreage: .30
District 15th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal for Zoning Variance, the S.H.A. conducted a site inspection on November 19, 1985.

We (S.H.A.) found six (6) vehicles parked within the S.H.A. Right of Way, and existing concrete paving constructed on the w/s of the entrance to accommodate parking.

The S.H.A. will require all parking for the above site to be out side the S.H.A. Right of Way and the existing concrete paving west of the entrance at Pulaski Highway be removed.

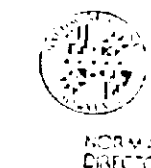
By a copy of this letter, we are notifying the S.H.A. Permit Inspector to investigate this site and have the concrete parking area removed.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engr. Access Permits

CL-GW:es

cc: J. Ogle
T. F. My telephone number is _____ by: George Wittman
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-432-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
406-4500
NORMAN E. GERBER
DIRECTOR

JANUARY 10, 1986

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

Re: Zoning Advisory Meeting of NOVEMBER 19, 1985
Item # 168
Petitioner: ALVIN E. HARRELL
Location: NE CORNER PULASKI HIGHWAY
AND WHITE AVENUE

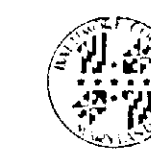
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Works.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The parking 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 22-53 of the Development Regulations.
- ☒ The proposed 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 _____.
- ☒ The property is located in a Baltimore County Land Use Manual, Bill 119-79. No building permit may be issued until a Reverse Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a Traffic area controlled by a "T" level intersection as defined by 21B 12-21-21, and its operations change. The annualized capacity may be limited. The Traffic Service Areas are annualized annually by the County Council.
- ☒ Additional comments: _____

cc: James Harrell

Eustine A. Baker
Chief, Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2286
494-4500

November 22, 1985

PAUL H. REINCKE
CHIEF

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 Owners: Alvin E. Harrell

Location: NE corner Pulaski Highway and White Avenue

Item No.: 168

Zoning Agenda: Meeting of November 19, 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.

- ☒ 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 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.
- ☒ 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
Planning Group Approved: *[Signature]*
Special Inspection Division Fire Prevention Bureau

/mb

86-284-A 168 **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 to permit side yards of 1.5 feet and 16 feet in lieu of required 30 feet (Lot #1); rear yard of 14 feet in lieu of required 30 feet (Lot #1); side yard of 21 feet in lieu of 30 feet (Lot #2); from section 409.2 to permit four (4) parking spaces in lieu of required five (5) spaces on Lot #2.

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

- Existing structures and uses;
- Subdivision required for conveyance;
- Shape of property.

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: **Ray Krul**
(Type or Print Name)
Signature: *Ray Krul*
Address: **8330 Pulaski Highway**
City and State: **Baltimore, Maryland 21237**

Legal Owner(s): **Alvin E. Harrell**
(Type or Print Name)
Signature: *Alvin E. Harrell*
(Type or Print Name)
Signature: _____
Address: **8108 Pulaski Highway**
City and State: **Baltimore, Maryland 21237**

Attorney for Petitioner: **S. Eric DiNenna**
(Type or Print Name)
Signature: *S. Eric DiNenna*
Address: **406 W. Pennsylvania Avenue**
City and State: **Towson, Maryland 21204**

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
S. Eric DiNenna
Name: **S. Eric DiNenna**
Address: **406 W. Pennsylvania Avenue**
City and State: **Towson, Maryland 21204**
Phone No.: **296-6820**

Attorney's Telephone No.: **296-6820**

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law, 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 20th day of January, 1986, at 10:00 o'clock.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR VARIANCE 15th Election District

LOCATION: Northeast corner of Pulaski Highway and White Avenue (8104 Pulaski Highway)

DATE AND TIME: Monday, January 20, 1986 at 10:00 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 Variance from Section 238.2 to permit side yards of 1.5 feet and 16 feet in lieu of required 30 feet (Lot #1); rear yard of 14 feet in lieu of required 30 feet (Lot #1); side yard of 21 feet in lieu of 30 feet (Lot #2); from section 409.2 to permit four (4) parking spaces in lieu of required five (5) spaces on Lot #2.

Being the property of **Alvin E. Harrell** as shown on the plat filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 2, 1986

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 January 2, 1986.

THE JEFFERSONIAN,

18 Kenton
Publisher

Cost of Advertising
27.50

Case No. 86-284

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 January 2, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Petition for Variance P.O. #72441 - Reg. #L84119 - 83 lines @ \$33.20.

was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 1st day of January 1986; that is to say, the same was inserted in the issues of Dec. 31, 1985

Kimbel Publication, Inc.
per Publisher.

By C. B. Baker

FRANK S. LEE Registered Land Surveyor

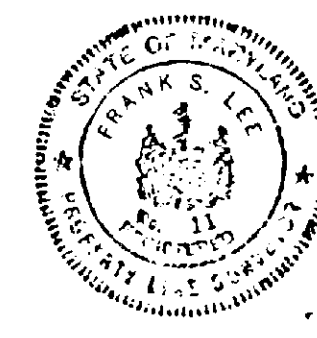
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

October 16, 1985

Northeast corner of Pulaski Highway and White Avenue
15th District Baltimore County, Maryland

Beginning for the same at the northeast corner of Pulaski Highway and White Avenue, thence running and binding on the north side of Pulaski Highway North 67 degrees 51 minutes East 173 feet, thence leaving Pulaski Highway and running for two lines of division as follows: North 25 degrees 45 minutes West 75 feet and South 67 degrees 51 minutes West 173 feet to the east side of White Avenue, and thence running and binding on White Avenue South 25 degrees 45 minutes East 75 feet to the place of beginning.

Containing 0.30 acres of land more or less.



RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NE/Cor. Pulaski Hwy. & White Ave. (8104 Pulaski Hwy.), 15th District : OF BALTIMORE COUNTY

ALVIN E. HARRELL, Petitioner : Case No. 86-284-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
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. Ray Krul, 8330 Pulaski Hwy., Baltimore, MD 21237, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

Case No. 86-284-A
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

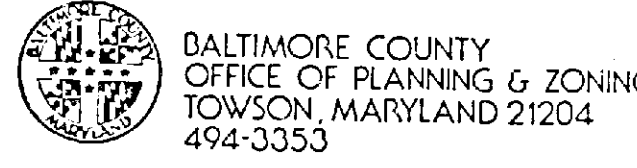
Your petition has been received and accepted for filing this 12th day of December, 1985.

S. Eric DiNenna
ARNOLD JABLON
Zoning Commissioner

Petitioner **Alvin E. Harrell** Received by: *S. Eric DiNenna*
Petitioner's Attorney **S. Eric DiNenna, Esquire** Chairman, Zoning/Planning Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: **15th** Date of Posting: **12/22/85**
Posted for: **Variances**
Petitioner: **Alvin E. Harrell**
Location of property: **NE/Cor. Pulaski Hwy. & White Ave.**
Location of Sign: **NE/Cor. Pulaski Hwy. across 25' from road sign, ex. property of S. E. Harrell**
Remarks: **Let #1 have White Ave. address & let #2 have Pulaski Hwy. address**
Posted by: *S. Eric DiNenna* Date of return: **1/3/86**
Number of Signs: **1**



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 16, 1986

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Variance
NE/Cor. Pulaski Highway and White Ave.
(8104 Pulaski Highway)
15th Election District
Alvin E. Harrell, Petitioner
Case No. 86-284-A

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Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018406

DATE: **12-22-85** ACCOUNT: **201-015-000**

AMOUNT: **\$ 65.70**

RECEIVED FROM: *Alvin E. Harrell*

FOR: *Towson, Maryland*

5 800-*****0000 0000

VALIDATION OR SIGNATURE OF CASHIER

ALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012349

DATE: **12/15/85** ACCOUNT: **01-015-000**

AMOUNT: **\$ 100.00**

RECEIVED FROM: *Alvin E. Harrell*

FOR: *Case No. 86-284-A*

VALIDATION OR SIGNATURE OF CASHIER

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.

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2. Petitioner's Exhibit 1 shall be approved by the Maryland Department of Transportation, State Highway Administration.

[Signature]
Zoning Commissioner of
Baltimore County

AJ:bg
cc: S. Eric DiNenna, Esquire
People's Counsel

ORDER RECEIVED FOR FILING
DATE January 21, 1986
W. Richard D. Givens
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE December 18, 1985

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

S. Eric DiNenna, Esquire
406 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 168 - Case No. 86-284-A
Petitioner - Alvin E. Harrell
Variance Petition

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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,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21207

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

JERIC DINENNA, PA
JAMES L. MANN, JR., PA
GEORGE A. BRESCHI, PA
ROBERT A. BRESCHI

406 WEST PENNSYLVANIA AVE
TOWSON, MARYLAND 21204
(410) 276-0820

November 1, 1985

Arnold Jablon
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition for Variance
Item #168
Pulaski Highway
Kruhl

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Thank you for your cooperation.

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[Signature]
S. ERIC DINENNA

SED:bk
cc: Mr. Raymond Krul

DINENNA, MANN & BRESCHI
ATTORNEYS AT LAW

JERIC DINENNA, PA
JAMES L. MANN, JR., PA
GEORGE A. BRESCHI, PA
ROBERT A. BRESCHI

406 WEST PENNSYLVANIA AVE
TOWSON, MARYLAND 21204
(410) 276-0820

December 6, 1985

Arnold Jablon
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

RE: Petition for Variance
Item #168
Pulaski Highway
Kruhl, Contract Purchaser
Harnell, Property Owner
ALVIN E. HARRELL

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S. ERIC DINENNA

SED:KAR

CC: Mr. Raymond Krul
James E. Dyer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: January 17, 1986

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

SUBJECT: Zoning Petitions No. 86-282-A and 86-284-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm



Maryland Department of Transportation
State Highway Administration

William W. Hollmann
Secretary
Hal Kassoff
Administrator

November 26, 1985

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

Re: Baltimore County
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Property Owner: Alvin E. Harrell
Location: NE corner
Pulaski Highway (Route 40
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-C.S.1
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Acreage: .30
District 15th

Att: James Dyer

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On review of the submittal for Zoning Variance, the S.H.A. conducted a site inspection on November 19, 1985.

We (S.H.A.) found six (6) vehicles parked within the S.H.A. Right of Way, and existing concrete paving constructed on the w/s of the entrance to accommodate parking.

The S.H.A. will require all parking for the above site to be out side the S.H.A. Right of Way and the existing concrete paving west of the entrance at Pulaski Highway be removed.

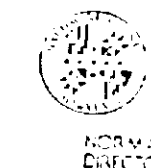
By a copy of this letter, we are notifying the S.H.A. Permit Inspector to investigate this site and have the concrete parking area removed.

Very truly yours,

[Signature]
Charles Lee, Chief
Bureau of Engr. Access Permits

CL-GW:es

cc: J. Ogle
T. F. My telephone number is _____ by: George Wittman
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-432-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
406-4500
NORMAN E. GERBER
DIRECTOR

JANUARY 10, 1986

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

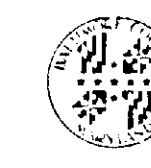
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Works.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The parking 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 22-53 of the Development Regulations.
- ☒ The proposed 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 _____.
- ☒ The property is located in a Baltimore County Land Use Manual, Bill 119-79. No building permit may be issued until a Reverse Capacity Use Certificate has been issued. The deficient service is _____.
- ☒ The property is located in a Traffic area controlled by a "T" level intersection as defined by 21B 12-21-21, and its operations change. The annualized capacity may be limited. The Traffic Service Areas are annualized annually by the County Council.
- ☒ Additional comments: _____

cc: James Harrell

Eustine A. Borer
Chief, Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2286
494-4500

November 22, 1985

PAUL H. REINCKE
CHIEF

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 Owners: Alvin E. Harrell

Location: NE corner Pulaski Highway and White Avenue

Item No.: 168

Zoning Agenda: Meeting of November 19, 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.

- ☒ 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 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.
- ☒ 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
Planning Group Approved: *[Signature]*
Special Inspection Division Fire Prevention Bureau

/mb

**BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES**
494-3610

December 6, 1985

**TED ZALESKI, JR.
DIRECTOR**

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

Dear Mr. Jablon:

Comments on Item # 168 Zoning Advisory Committee Meeting are as follows:

Property Owner: Alvin E. Harrell
Location: NE Corner Pulaski Highway and White Avenue
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

1. 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.N.S.I. #17-1 - 1980) and other applicable Code and Standards.

2. A building and other miscellaneous permits shall be required before the start of any construction.

3. Residential: Two sets 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.

4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file a permit application. Reproduced seals are not acceptable.

5. All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-1 Single Group 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 107.1, Section 107.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 506 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 102 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

8. When filing for a required Change of Use/Grouping Permit, an alteration permit application shall be filed along with these 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 the Group are True Use, "to Use" or "to Mixed Use". See Section 312 of the Building Code.

9. The proposed project appears to be located in a Flood Plain/Tidal/Riverine. Please see the attached copy of Section 216.0 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 Flood Plain/Tidal/Riverine.

10. Comments: Fire separation between garage area and offices shall be as required in Section 609.2.3, Section 103.1 as amended by Bill #17-85 appears to also be applicable. It is assumed the garage has no safety violations in need of correction.

11. 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 121 Chesapeake Avenue, Towson, Maryland 21204.

Charles J. Coleman
Bill C. Coleman, Chief
Building Plans Review

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

**STEPHEN E. COLLINS
DIRECTOR**

January 7, 1986

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

Item No. 168 -ZAC-
Property Owner: Alvin E. Harrell
Location: NE corner Pulaski Highway and White Avenue
Existing Zoning: B.R. - C.S.1
Proposed Zoning: Variance to permit side yards of 1.5' and 16' in lieu of the required 30' (Lot 1); rear yard of 14' in lieu of the required 30' (Lot 1); side yard of 21' in lieu of 30' (Lot 2); to permit four parking spaces in lieu of the required five spaces on Lot 2

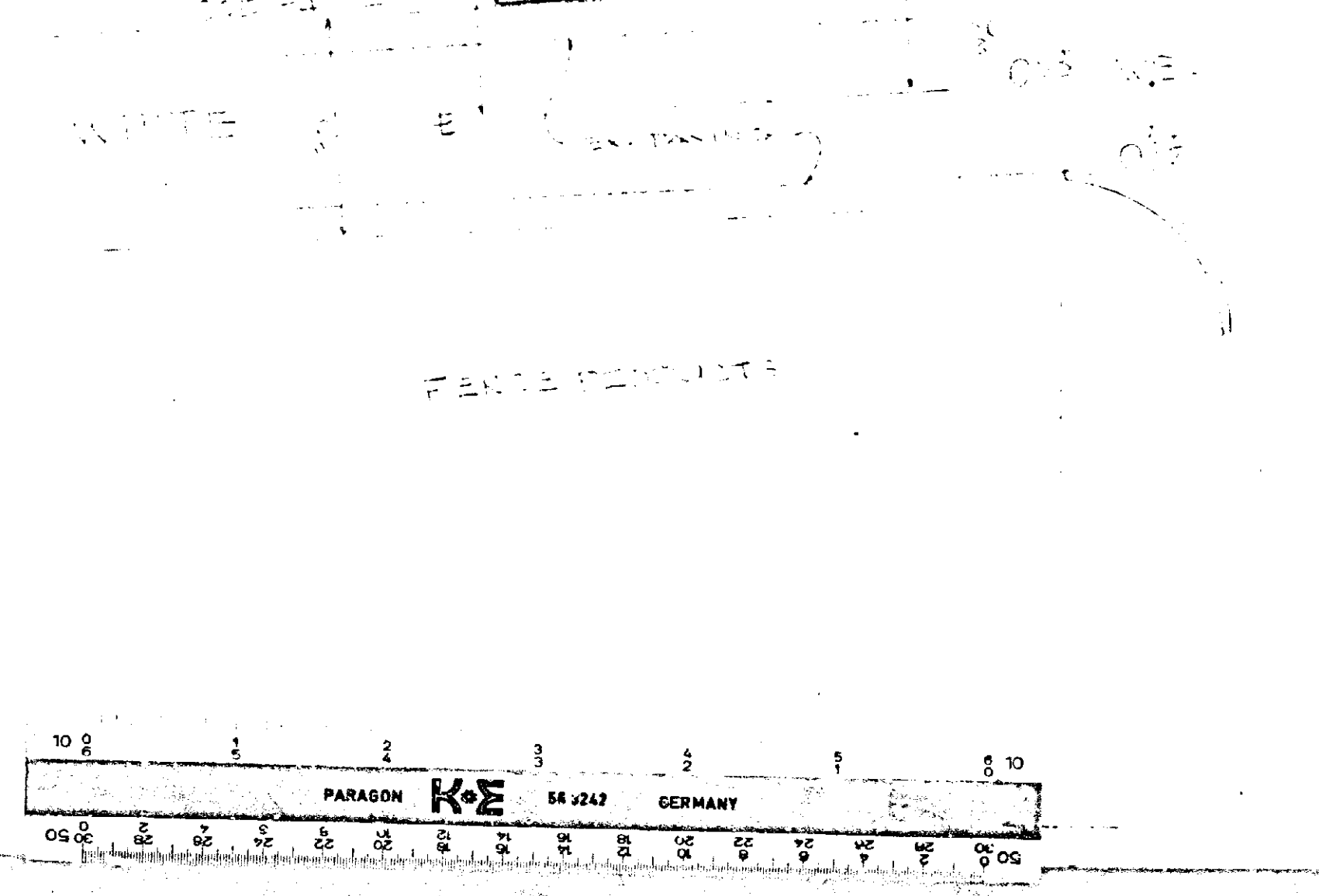
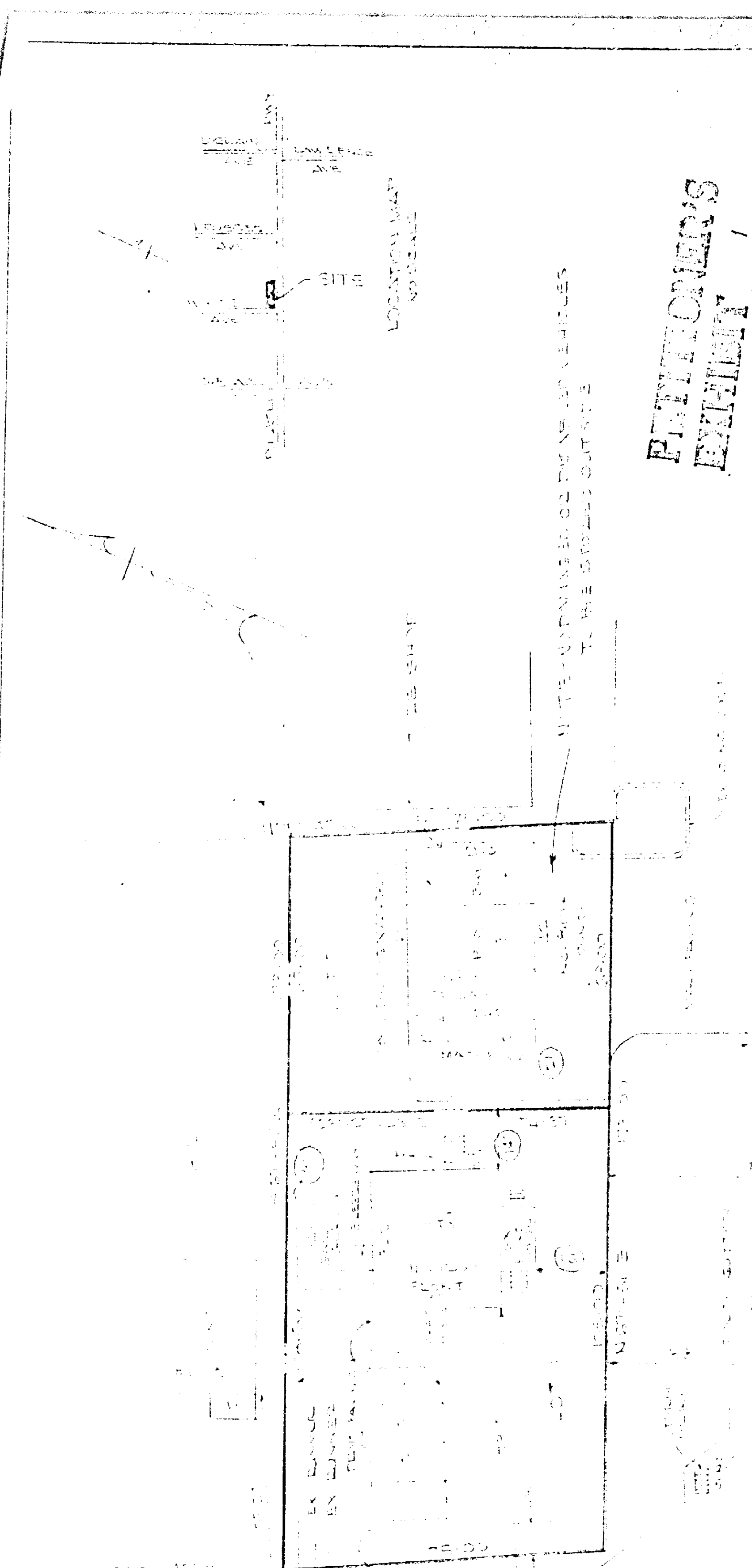
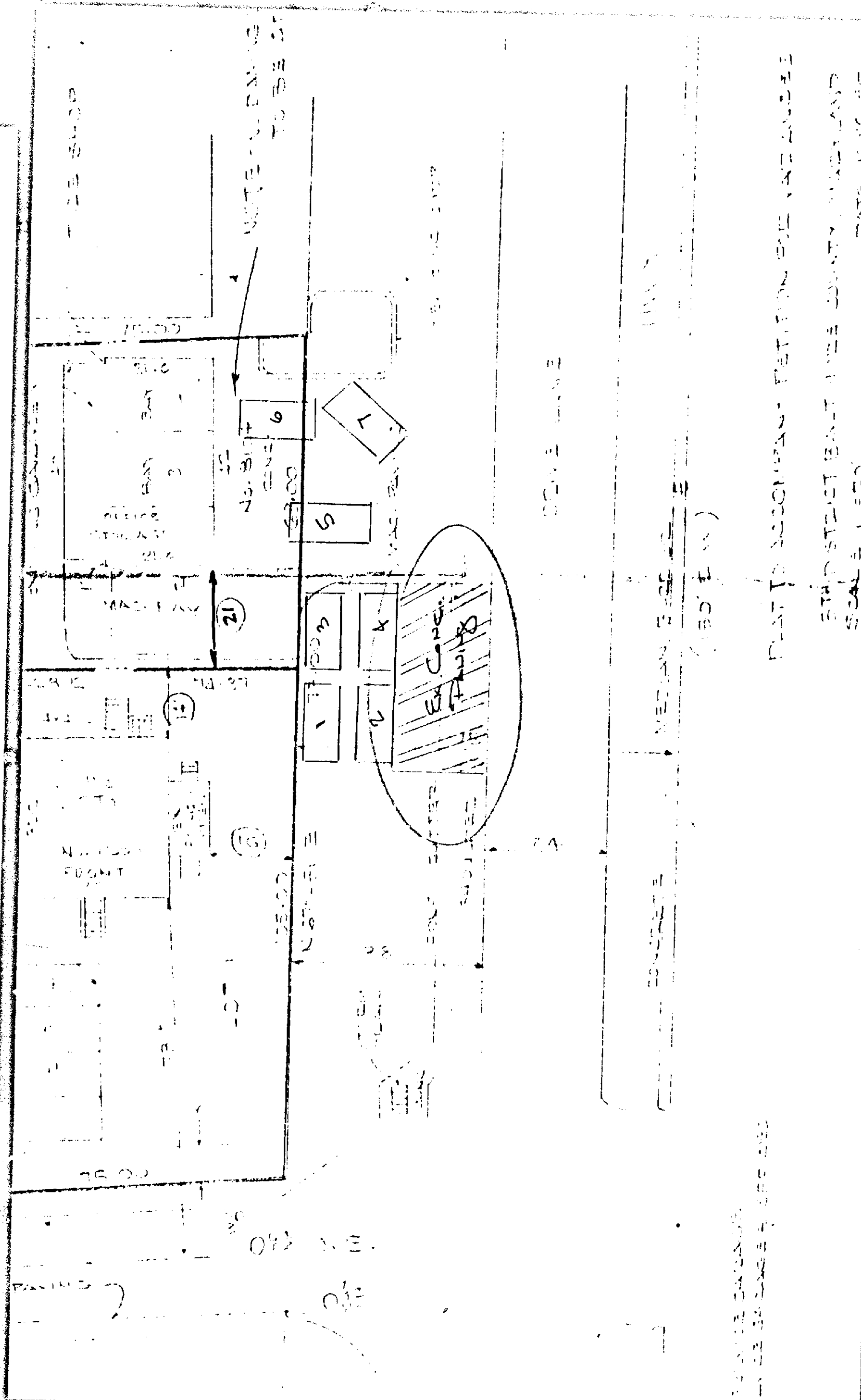
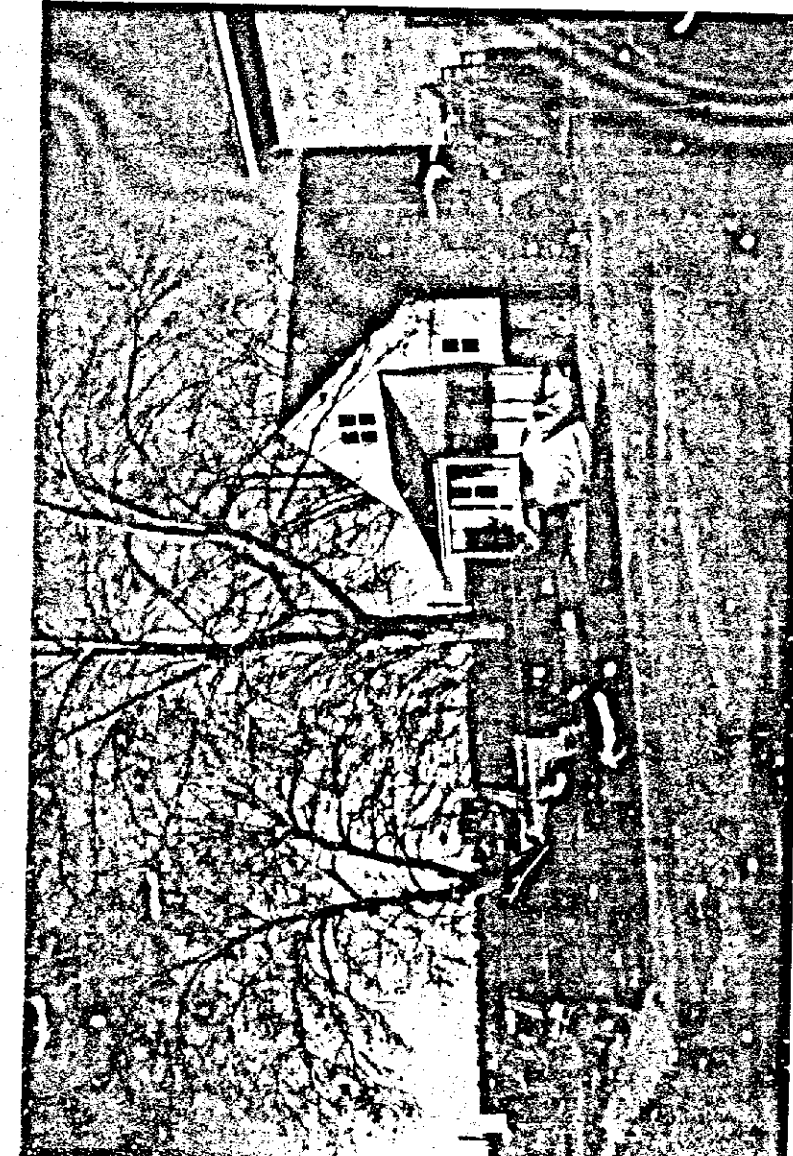
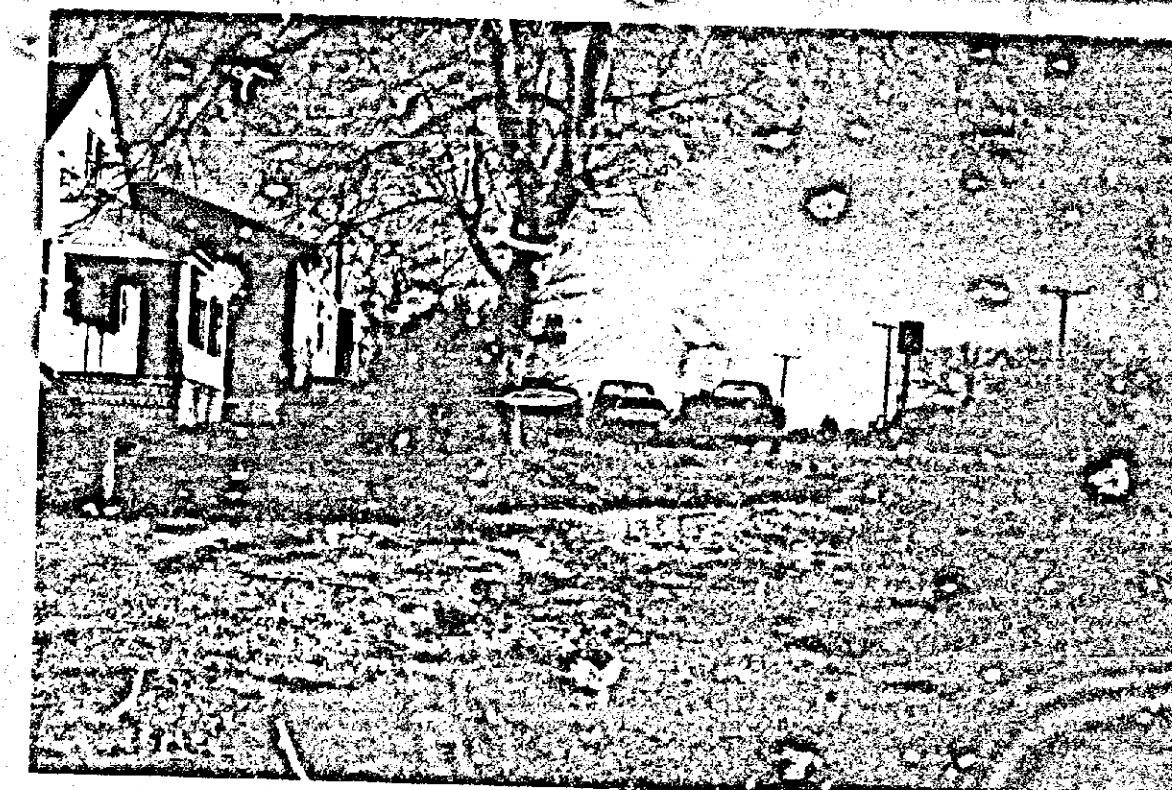
Acres: .30
District: 15th

Dear Mr. Jablon:

This site is using the state R/W for parking, this is causing a sight distance problem for vehicles existing from White Ave; this is a safety problem and should be stopped.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MZF/bld



PETITIONER'S EXHIBIT

CANAL
ALVIN E. HARRELL
121 CHESAPEAKE AVE.
TOWSON, MD. 21204

DATE RECEIVED
5550 PULASKI HWY
P.O. BOX 21204
692-5711

FILE NO.
168

DATE
1/7/86

TIME
1:00 PM

BY
MZF/bld

REMARKS
VARIANCE TO PERMIT SIDE YARDS OF 1.5' AND 16' IN LIEU OF THE REQUIRED 30' FOR LOT 1; REAR YARD OF 14' IN LIEU OF THE REQUIRED 30' FOR LOT 1; SIDE YARD OF 21' IN LIEU OF 30' FOR LOT 2; TO PERMIT FOUR PARKING SPACES IN LIEU OF THE REQUIRED FIVE SPACES ON LOT 2.

LOT 1
VARIANCE TO PERMIT SIDE YARDS OF 1.5' AND 16' IN LIEU OF THE REQUIRED 30' FOR LOT 1; REAR YARD OF 14' IN LIEU OF THE REQUIRED 30' FOR LOT 1; SIDE YARD OF 21' IN LIEU OF 30' FOR LOT 2; TO PERMIT FOUR PARKING SPACES IN LIEU OF THE REQUIRED FIVE SPACES ON LOT 2.

DATE
1/7/86

TIME
1:00 PM

BY
MZF/bld

REMARKS
VARIANCE TO PERMIT SIDE YARDS OF 1.5' AND 16' IN LIEU OF THE REQUIRED 30' FOR LOT 1; REAR YARD OF 14' IN LIEU OF THE REQUIRED 30' FOR LOT 1; SIDE YARD OF 21' IN LIEU OF 30' FOR LOT 2; TO PERMIT FOUR PARKING SPACES IN LIEU OF THE REQUIRED FIVE SPACES ON LOT 2.