

See Permit
C-863-86
Additional
Bldg.

WAP	2A
E.D.	12-11-86
DATE	12-11-86
200	✓
1000	✓
DP	✓

6004
6-22-86-98

6004
6-22-86-98

A. & S. Development, Inc.
86-325-A
SE of the SE/S of Washington Blvd., 190'
SE of the C/L of Old Washington
(3925 Washington Boulevard)

ORDER RECEIVED FOR FILING
DATE February 27, 1986
BY John A. Zellmer
ADMINISTRATIVE ASSISTANT

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 of the Baltimore County Zoning Regulations to permit a sideyard setback of 4 feet instead of the required 30 feet

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

The addition is to an existing building located 4 feet from the side property line and must be located adjacent to the existing entry for practical purposes of controlling entry to the entire site.

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:	Legal Owner(s):
(Type or Print Name)	A. & S. DEVELOPMENT, a Maryland General Partnership
Signature	Signature Leonard A. Siems, General Partner
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	Address
R. Bruce Alderman	3683 Clipper Mill Road
(Type or Print Name)	Phone No.
Signature	Baltimore, Maryland 21211
49 West Susquehanna Avenue	City and State
Towson, Maryland 21204	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Name
Attorney's Telephone No.: 828-1050	Address
	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day

of January, 1986, 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 25th day of February, 1986, at 10:30 o'clock

John A. Zellmer
Zoning Commissioner of Baltimore County.

(over)

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 27, 1986

R. Bruce Alderman, Esquire
29 West Susquehanna Avenue
Towson, MD 21204

RE: PETITION FOR VARIANCE
Beginning at the SE/S of
Washington Blvd., 190' SE
of the centerline of Old
Washington Rd. (3925 Wash-
ington Boulevard) -
13th Election District
A. & S. Development,
Petitioner
Case No. 86-325-A

Dear Mr. Alderman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
John M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE Beginning at the SE/S of Washington Blvd., 190' SE of the centerline of Old Washington Rd. (3925 Wash- ington Boulevard) - 13th Election District A. & S. Development, Petitioner	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 86-325-A
--	--

The Petitioner herein requests a side yard setback of 4 feet instead of the required 30 feet.

Testimony by and on behalf of the Petitioner indicated that the rental and sales equipment company has been in operation since 1967 and at the subject location since 1980. The Petitioner proposes an addition 40 feet wide and 30 feet deep to provide more service area as well as office area with visibility for overseeing the operation. The proposed addition will continue the 4-foot side yard setback established by a long existing building. The company has met with neighboring residents and, as a result of those discussions, closed the access to Old Washington Road. 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 (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 27th day of February, 1986, that the herein Petition for Variance to permit a side yard setback of 4 feet instead of the required 30 feet in accordance with the plan prepared by Design Systems, revised October 26, 1985 and marked Petitioner's Exhibit 1, is hereby GRANTED, subject, however,

ORDER RECEIVED FOR FILING
DATE February 27, 1986
BY John A. Zellmer
ADMINISTRATIVE ASSISTANT

to the following restrictions:

- All access shall be provided through the entrance on Washington Boulevard.
- Landscaping shall be provided in the 25-foot strip adjacent to Washington Boulevard in accordance with a plan (unsealed) approved by the Baltimore County Office of Current Planning.

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

JMH:jbg

ZONING DESCRIPTION 3925 Washington Boulevard

Beginning on the southeast side of Washington Boulevard 150 feet wide, at the distance 190 feet, more or less, sou theast of the centerline of Old Washington Road and running S48°05'50"E 295.04', thence southerly R = 275.00' 87.25', thence S31°54'00"W 116.56', thence southerly R = 373' 6.63', thence N48°05'50"W 378.63', thence N51°20'10"E 68.14', thence S38°39'20"E 10.00', thence N51°21'40"E 30.00', thence N38°39'20"E 10.00', thence N51°20'40"E 108.09' to the place of beginning, being parcels 8 and 9, grid 1, map 109. Also know as 3925 Washington Boulevard in the 13th Election District.

PETITION FOR ZONING VARIANCE 13th Election District

LOCATION: Beginning at Southeast Side of Washington Boulevard, 190 feet Southeast of the Centerline of Old Washington Road (3925 Washington Boulevard)

DATE AND TIME: Tuesday, February 25, 1986, at 10:30 a.m.

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 4 feet in lieu of the required 30 feet.

Being the property of A. & S. Development, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR VARIANCE Beginning at SE/S of Washington Blvd., 190' SE of the C/L of Old Washington Rd., 13th District A. & S. DEVELOPMENT, Petitioner	: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 86-325-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 31st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to R. Bruce Alderman, Esquire, 29 W. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

ORDER RECEIVED FOR FILING

DATE February 27, 1986

BY John A. Zellmer

ADMINISTRATIVE ASSISTANT

OFFICE COPY

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrative

December 6, 1985

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

Item #203
Property Owner: A & S Development
Location: SE side of Wash. Blvd. (Route 1-S) 190' SE of Old Washington Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a sideyard set back of 4' instead of the required 30' Acres: 1.781 District 13th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal of 10/8/85, for sideyard variance, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,

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

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

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

PAUL H. REINCKE
CHIEF

December 3, 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: A & S Development

Location: SE side Washington Boulevard, 190' SE of Old Washington Road

Item No.: 203

Zoning Agenda: Meeting of December 3, 1985

Gentlemen:

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

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals 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.

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

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

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

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

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and Approved:
John F. O'Neill
Fire Prevention Bureau

/mb

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

TED ZALESKI, JR.
DIRECTOR

December 23, 1985

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

Dear Mr. Jablon:

Comments on Item # 203 Zoning Advisory Committee Meeting are as follows:

Property Owner: A & S Development
Location: SE side of Washington Boulevard, 190' SE of Old Washington Road
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #117-1 - 1980) and other applicable codes and standards.

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

() Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer shall be 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 Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer to a 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an 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 Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.

() The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

() Comments: There shall be a 3 hour fire wall separation between the existing storage building and the proposed office. Show compliance to the State opening protectives. See Section 1414.0.

() 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 final part of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.

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

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3610**

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

JANUARY 28, 1986

Re: Zoning Advisory Meeting of December 3, 1985
Item #203
Property Owner: A & S Development
Location: SE/S of Washington Blvd, 190' SE of Old Washington Rd

Dear Mr. Jablon:

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

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () 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 circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The 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 22-99 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 _____.
- () Landscaping must comply with Baltimore County Landscape Manual, Bill 118-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued.
- () The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 175-79, and as conditions change the evaluation must be updated annually by the County Council.
- () Additional comments:

cc: James Howell

Funnie A. Soter
Chief, Current Planning and Development

**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. -ZAC- Meeting of November 3, 1985

Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

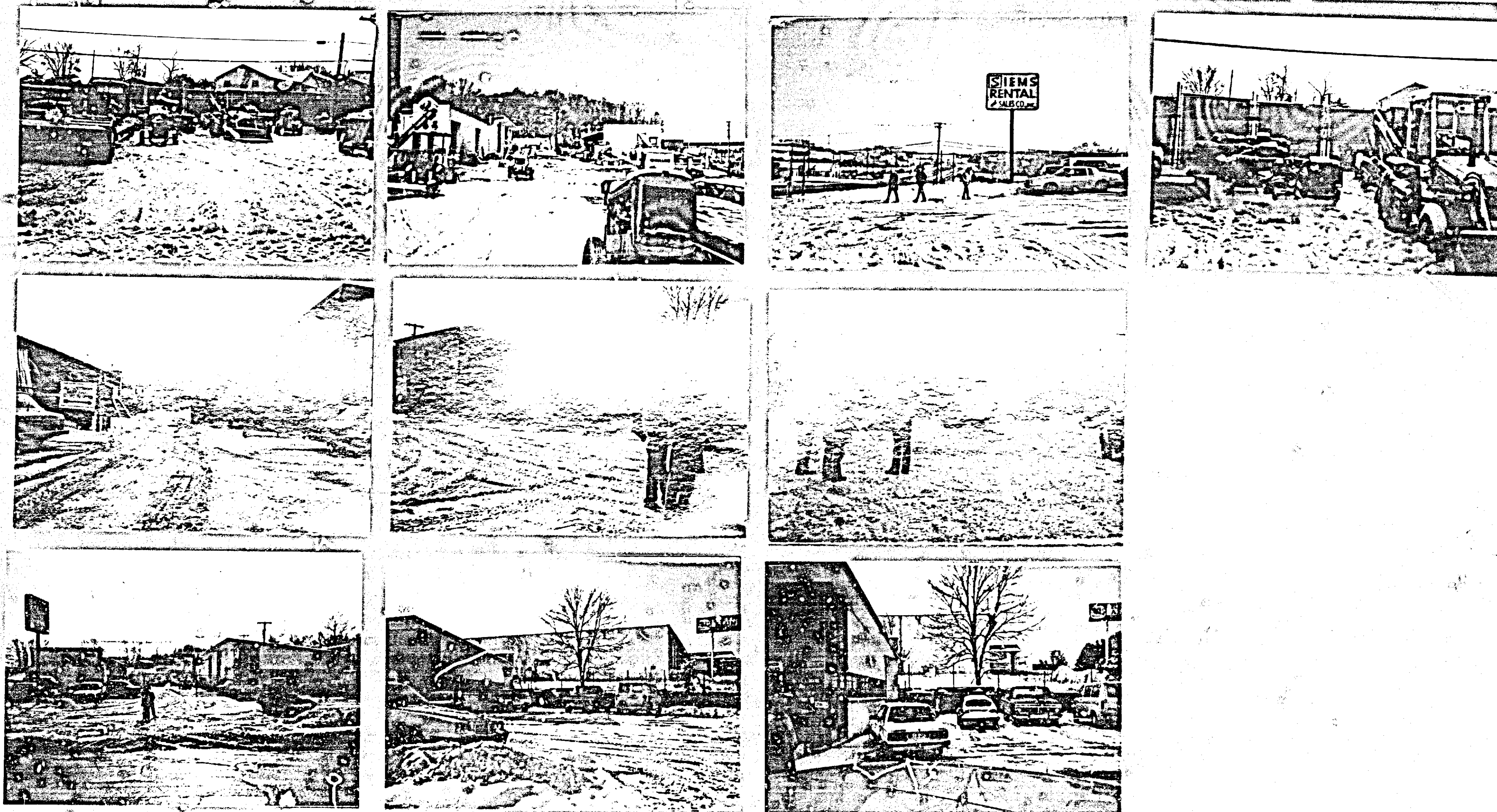
Acres:
District:

Dear Mr. Jablon:

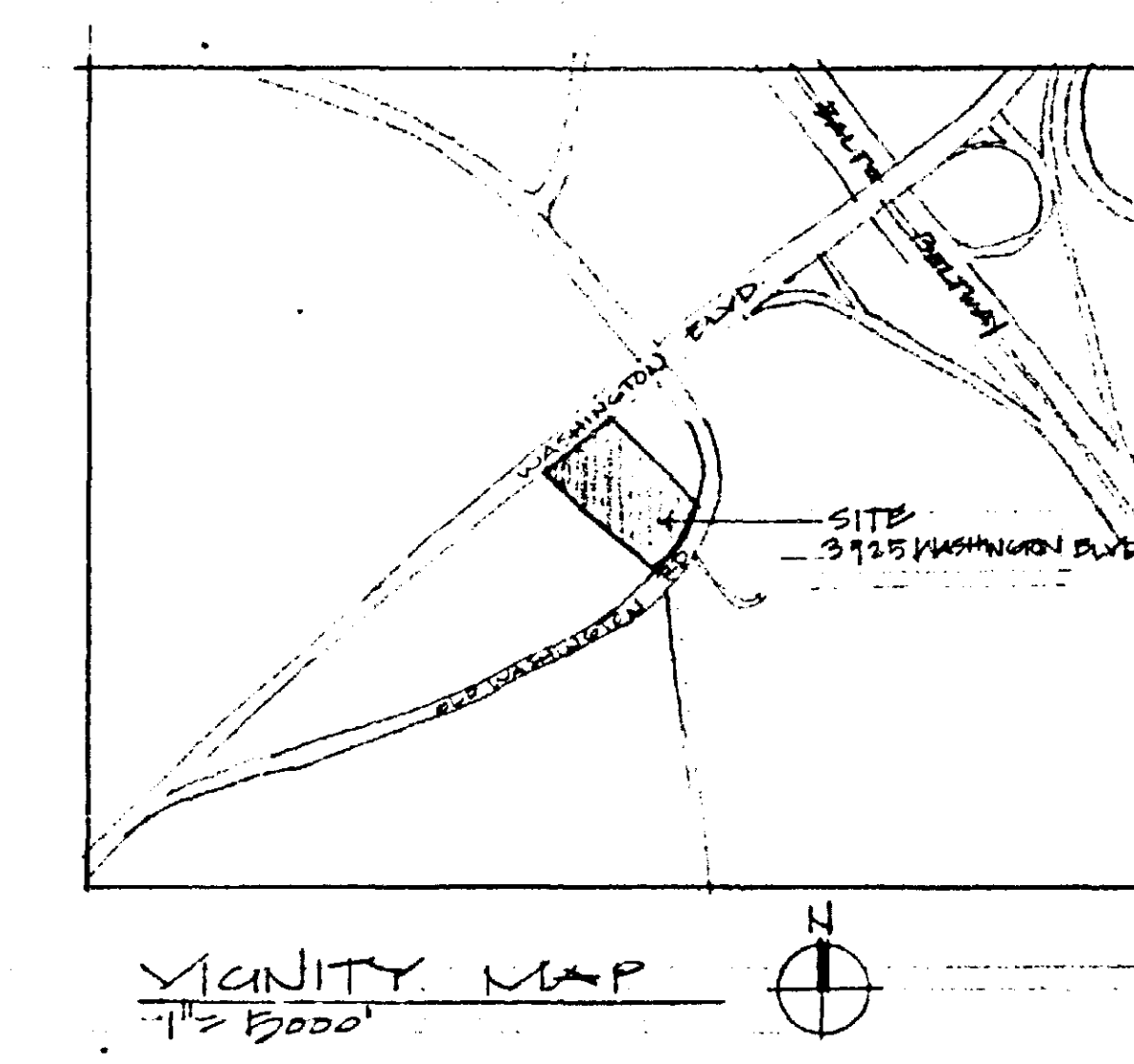
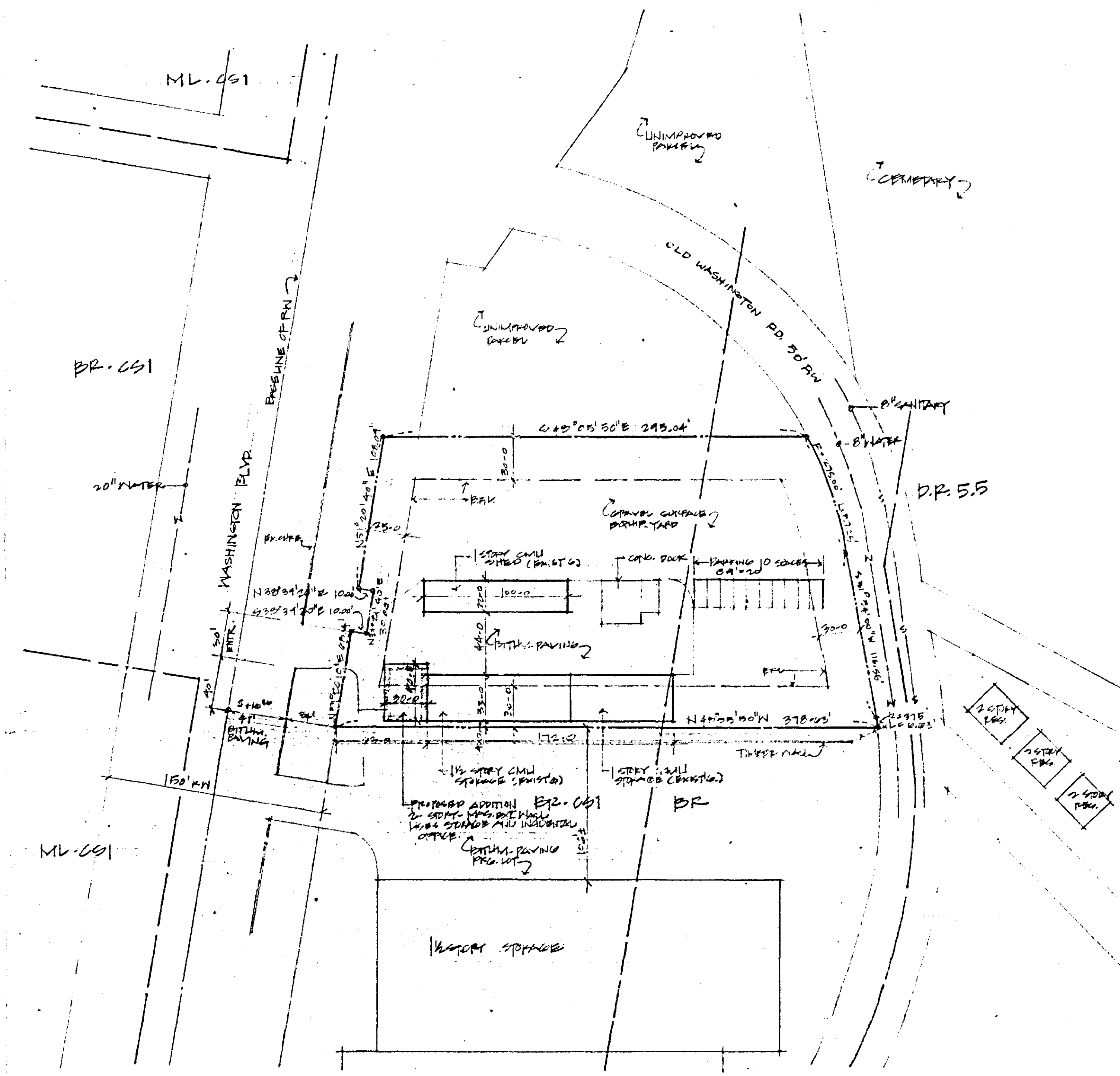
The department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, (203) 204, 205, and 206.

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

MSF/bld



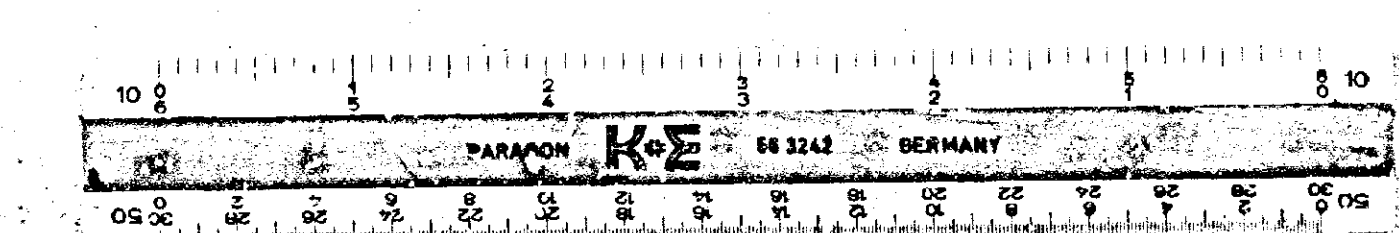
2/25
86-325



PLAT PLAN
1" = 50'

PLAT FOR ZONING VARIANCE
 OWNER: A&S DEVELOPMENT
 3000 CUPPER MILL RD.
 BALD, MD. 21211
 PROPERTY ADDRESS: 3925 WASHINGTON BLVD.
 POKESVILLE, MD. 21227
 BLDG. DIST. 10TH.
 BOOK 3
 MAP 109
 C/D 1
 PARCELS: 8 (1.745 AC.)
 9 (1.036 AC.)
 ZONING: BR AND BR. 5.5
 OFF STREET PARKING DATA:
 100% STORAGE
 NO. SPACES REQ'D: 1 FOR EA. 3 EMPLOYEES
 12 EMP. $\div 3 = 4$ SPACES REQ'D.
 NO. SPACES PROVIDED: 10
 NOTE: PROPERTY INFORMATION BASED ON PLAT PREPARED BY
 DEVELOPMENT DESIGN GROUP 11/23/84

PETITIONER'S
EXHIBIT



3925 WASHINGTON BLVD.		SIENKA PERAL AND SARG	
SCALE:	APPROVED BY:	DRAWN BY:	REVIEWED BY:
DATE: 0-0-85			
ZONING PLAT			
DRAWN BY: 235-0105		DRAWING NUMBER: 235-0105	
E. EDWARDS - AIA		AIA	

See Permit
C-863-86
Additional
Bldg.

WAP 2A
DATE 12-11-86
200
1000
DP

6004
6-22-86-98

6004
6-22-86-98

A. & S. Development, Inc.
86-325-A
SE of the C/L of Old Washington
Bldg. at the C/L of Old Washington
(3925 Washington Boulevard)

ORDER RECEIVED FOR FILING
DATE February 27, 1986
BY Peter A. Zimmerman
ADMINISTRATIVE ASSISTANT

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 of the Baltimore County Zoning Regulations to permit a sideyard setback of 4 feet instead of the required 30 feet

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

The addition is to an existing building located 4 feet from the side property line and must be located adjacent to the existing entry for practical purposes of controlling entry to the entire site.

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.

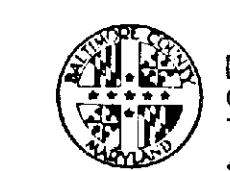
I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	A. & S. DEVELOPMENT, a Maryland General Partnership
Signature	Signature Leonard A. Siems, General Partner
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	Address
R. Bruce Alderman	3683 Clipper Mill Road
(Type or Print Name)	Phone No.
Signature	Baltimore, Maryland 21211
49 West Susquehanna Avenue	City and State
Towson, Maryland 21204	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Name
Attorney's Telephone No.: 828-1050	Address
	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of January, 1986, 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 25th day of February, 1986, at 10:30 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

(over)



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 27, 1986

R. Bruce Alderman, Esquire
29 West Susquehanna Avenue
Towson, MD 21204

RE: PETITION FOR VARIANCE
Beginning at the SE/S of
Washington Blvd., 190' SE
of the centerline of Old
Washington Rd. (3925 Wash-
ington Boulevard) -
13th Election District
A. & S. Development,
Petitioner
Case No. 86-325-A

Dear Mr. Alderman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
Beginning at the SE/S of
Washington Blvd., 190' SE
of the centerline of Old
Washington Rd. (3925 Wash-
ington Boulevard) -
13th Election District
A. & S. Development,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-325-A

The Petitioner herein requests a side yard setback of 4 feet instead of the required 30 feet.

Testimony by and on behalf of the Petitioner indicated that the rental and sales equipment company has been in operation since 1967 and at the subject location since 1980. The Petitioner proposes an addition 40 feet wide and 30 feet deep to provide more service area as well as office area with visibility for overseeing the operation. The proposed addition will continue the 4-foot side yard setback established by a long existing building. The company has met with neighboring residents and, as a result of those discussions, closed the access to Old Washington Road. 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 (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 27th day of February, 1986, that the herein Petition for Variance to permit a side yard setback of 4 feet instead of the required 30 feet in accordance with the plan prepared by Design Systems, revised October 26, 1985 and marked Petitioner's Exhibit 1, is hereby GRANTED, subject, however,

ORDER RECEIVED FOR FILING
DATE February 27, 1986
BY Peter A. Zimmerman
ADMINISTRATIVE ASSISTANT

- to the following restrictions:
- All access shall be provided through the entrance on Washington Boulevard.
 - Landscaping shall be provided in the 25-foot strip adjacent to Washington Boulevard in accordance with a plan (unsealed) approved by the Baltimore County Office of Current Planning.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

JMH:jbg

ZONING DESCRIPTION 3925 Washington Boulevard

Beginning on the southeast side of Washington Boulevard 150 feet wide, at the distance 190 feet, more or less, sou theast of the centerline of Old Washington Road and running S48°05'50"E 295.04', thence southerly R = 275.00' 87.25', thence S31°54'00"W 116.56', thence southerly R = 373' 6.63', thence N48°05'50"W 378.63', thence N51°20'10"E 68.14', thence S38°39'20"E 10.00', thence N51°21'40"E 30.00', thence N38°39'20"E 10.00', thence N51°20'40"E 108.09' to the place of beginning, being parcels 8 and 9, grid 1, map 109. Also know as 3925 Washington Boulevard in the 13th Election District.

PETITION FOR ZONING VARIANCE 13th Election District

LOCATION: Beginning at Southeast Side of Washington Boulevard, 190 feet Southeast of the Centerline of Old Washington Road (3925 Washington Boulevard)

DATE AND TIME: Tuesday, February 25, 1986, at 10:30 a.m.

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 4 feet in lieu of the required 30 feet.

Being the property of A. & S. Development, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR VARIANCE
Beginning at SE/S of
Washington Blvd., 190'
SE of the C/L of Old
Washington Rd.,
13th District
A. & S. DEVELOPMENT,
Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-325-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.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to R. Bruce Alderman, Esquire, 29 W. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman

ORDER RECEIVED FOR FILING
DATE February 27, 1986
BY Peter A. Zimmerman
ADMINISTRATIVE ASSISTANT

OFFICE COPY

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO Zoning Commissioner _____ Date January 31, 1986 _____

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

SUBJECT Zoning Petition No. 86-322-A, 86-323-A and 86-325-A _____

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

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Township, Maryland _____

_____ 86-325-A

District: 13th Date of Posting: Feb 5, 1986

Posted for: V. Verrina

Petitioner: P. T. Development

Location of property: Sec. 2E15 of Washington Blvd. 120' SE of
the NW of 2nd Washington Blvd.

Location of Sign: SE of Sec. 2E15 of Washington Blvd. on front
of subject property 3125 Washington Blvd.

Remarks: _____

Posted by: M. J. Bate Date of return: Feb 7 - 86

Signature

Number of Signs: 1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1986

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

000

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

R. Bruce Alderman, Esquire
29 West Susquehanna Avenue
Towson, Maryland 21204

RE: Item No. 203 - Case No. 86-325-A
Petitioner - A. & S. Development
Variance Petition

Dear Mr. Alderman:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nrr

Enclosures

R. Bruce Alderman, Esquire
29 West Susquehanna Avenue
Towson, Maryland 21204

January 24, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
Beg. @ SE/S of Washington Blvd., 190' SE of the
c/l of Old Washington Rd. (3925 Washington Boulevard)
13th Election District
A. & S. Development - Petitioner
Case No. 86-325-A

TIME: _____
10:30 a.m.

DATE: _____
Tuesday, February 25, 1986

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

Zoning Commissioner
of Baltimore County

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

No. 012884

DATE JAN 23 86 ACCOUNT H. L. GALT JR

AMOUNT \$170

RECEIVED
FROM Cash

FOR Sch. fee for 1203 N.S. Hwy

B \$\$\$\$*****1600001 *****\$170

VALIDATION OR SIGNATURE OF CASHER

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrative

December 6, 1985

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

Item #203
Property Owner: A & S Development
Location: SE side of Wash. Blvd. (Route 1-S) 190' SE of Old Washington Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a sideyard set back of 4' instead of the required 30' Acres: 1.781 District 13th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal of 10/8/85, for sideyard variance, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,

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

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

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

PAUL H. REINCKE
CHIEF

December 3, 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: A & S Development

Location: SE side Washington Boulevard, 190' SE of Old Washington Road

Item No.: 203 Zoning Agenda: Meeting of December 3, 1985

Gentlemen:

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

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals 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.

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

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

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

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

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and Approved:
John F. O'Neill
Fire Prevention Bureau

/mb

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

TED ZALESKI, JR.
DIRECTOR

December 23, 1985

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

Dear Mr. Jablon:

Comments on Item # 203 Zoning Advisory Committee Meeting are as follows:

Property Owner: A & S Development
Location: SE side of Washington Boulevard, 190' SE of Old Washington Road
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #117-1 - 1980) and other applicable codes and standards.

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

() Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer shall be 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 Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer to a 3'-0" to an interior lot line. R-4 Use Groups require a one hour fire rating for exterior walls closer 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. No openings are permitted in an 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 Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.

() The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

() Comments: There shall be a 3 hour fire wall separation between the existing storage building and the proposed office. Show compliance to the State opening protectives. See Section 1414.0.

() 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 final part of any permit. If desired, the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.

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

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3610**

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

JANUARY 28, 1986

Re: Zoning Advisory Meeting of December 3, 1985
Item #203
Property Owner: A & S Development
Location: SE side of Washington Boulevard, 190' SE of Old Washington Road

Dear Mr. Jablon:

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

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () 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 circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The 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 22-99 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 _____.
- () Landscaping must comply with Baltimore County Landscape Manual, Bill 118-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued.
- () The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 175-79, and as conditions change the evaluation must be updated annually by the County Council.
- () Additional comments:

cc: James Howell

Funnie A. Soter
Chief, Current Planning and Development

**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. -ZAC- Meeting of November 3, 1985

Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

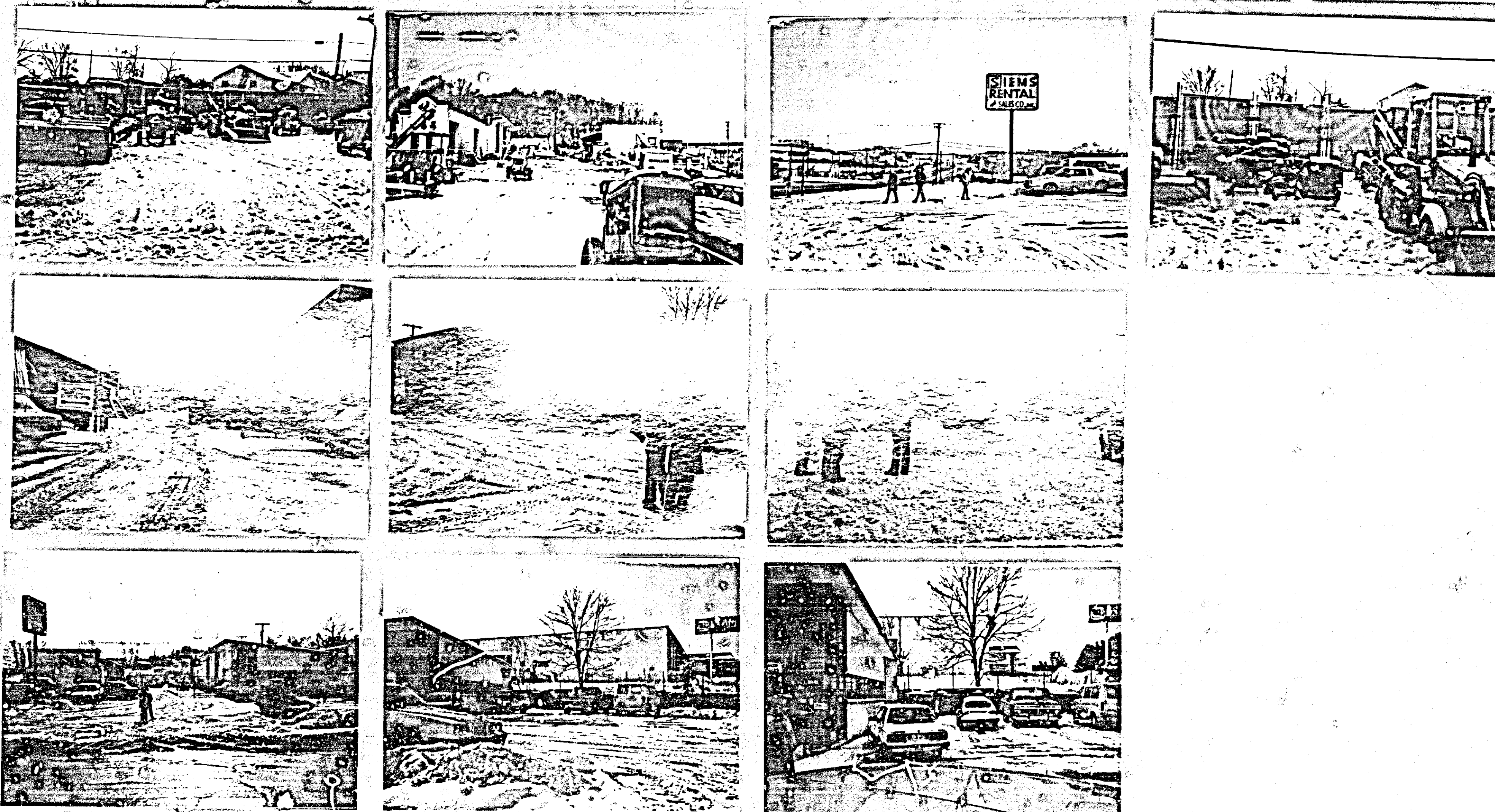
Acres:
District:

Dear Mr. Jablon:

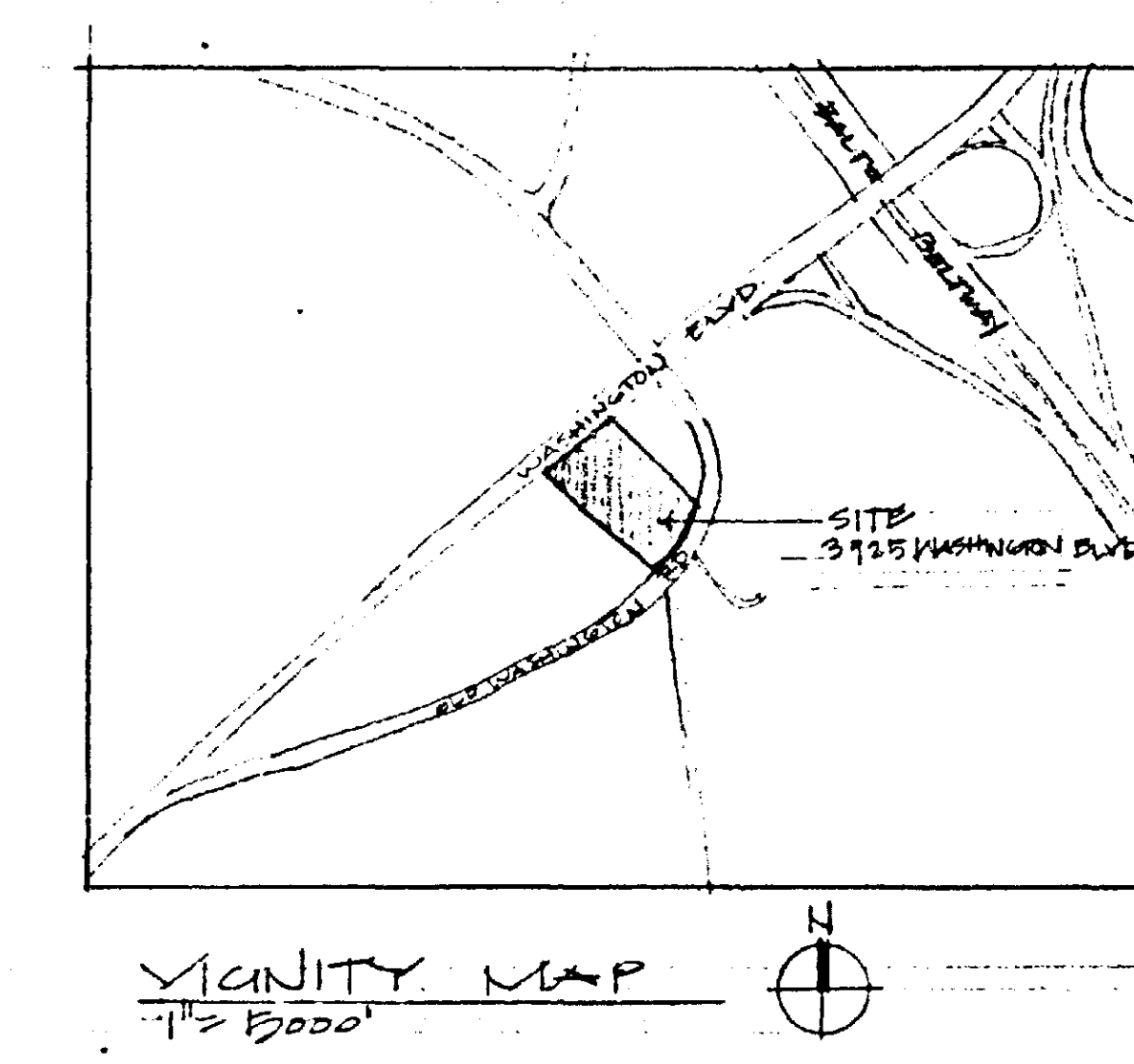
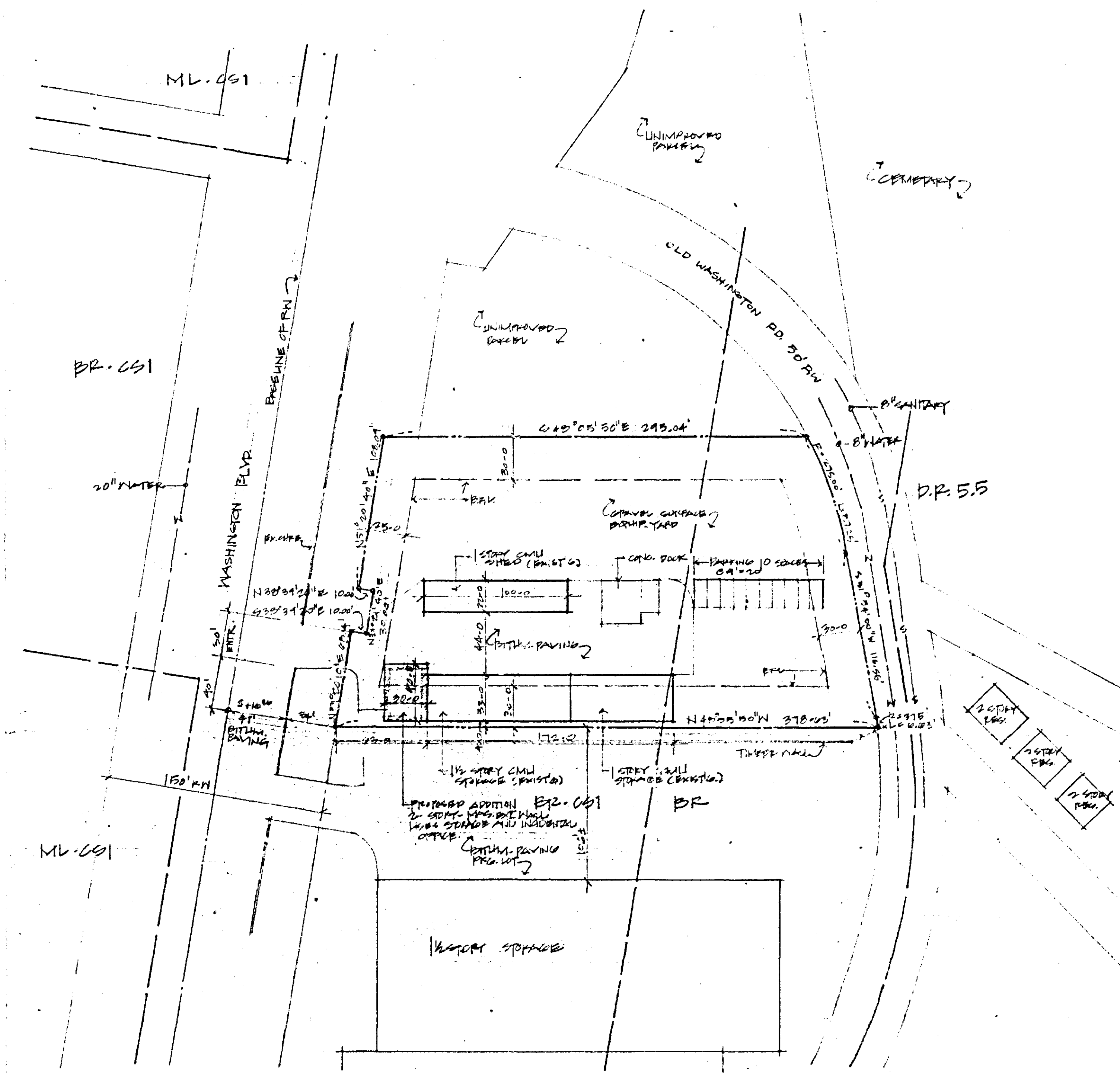
The department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, (203) 204, 205, and 206.

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

MSF/bld

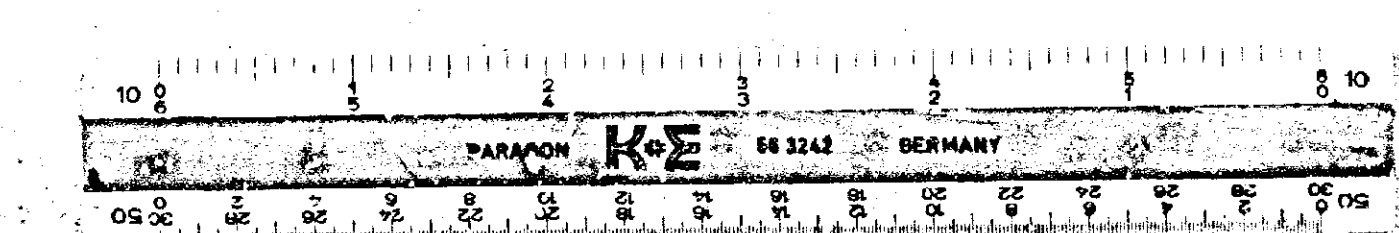


2/25
86-325



PLAT PLAN
1" = 50'

PLAT FOR ZONING VARIANCE
 OWNER: A&S DEVELOPMENT
 3000 CUPPER MILL RD.
 BALD, MD. 21211
 PROPERTY ADDRESS: 3925 WASHINGTON BLVD.
 POKESVILLE, MD. 21227
 BLDG. DIST. 10TH.
 BOOK 3
 MAP 109
 C/D 1
 PARCELS: 8 (1.745 AC.)
 9 (1.036 AC.)
 ZONING: BR AND BR.CS1
 OFF STREET PARKING DATA:
 100% STORAGE
 NO. SPACES REQ'D: 1 FOR EA. 3 EMPLOYEES
 12 EMPL. $\div 3 = 4$ SPACES REQ'D.
 NO. SPACES PROVIDED: 10
 NOTE: PROPERTY INFORMATION BASED ON PLAT PREPARED BY
 DEVELOPMENT DESIGN GROUP 11/23/84



PETITIONER'S
EXHIBIT

3925 WASHINGTON BLVD. SIENKA PERMAL AND SONS	
SCALE:	APPROVED BY:
DATE: 0-8-85	REVIEWED: 10/2/85
ZONING PLAT	
DESIGNED BY: 235-0105 E. EDWARDS - AIA	DRAWING NUMBER: 235-0105

See Permit
C-863-86
Additional
Bldg.

WAP	2A
E.D.	12-11-86
DATE	12-11-86
200	✓
1000	✓
DP	✓

6004
6-22-86-98

6004
6-22-86-98

A. & S. Development, Inc.
86-325-A
SE of the SE/S of Washington Blvd., 190'
SE of the C/L of Old Washington
(3925 Washington Boulevard)

ORDER RECEIVED FOR FILING
DATE February 27, 1986
BY Peter A. Zimmerman
ADMINISTRATIVE ASSISTANT

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 of the Baltimore County Zoning Regulations to permit a sideyard setback of 4 feet instead of the required 30 feet

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

The addition is to an existing building located 4 feet from the side property line and must be located adjacent to the existing entry for practical purposes of controlling entry to the entire site.

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:	Legal Owner(s):
(Type or Print Name)	A. & S. DEVELOPMENT, a Maryland General Partnership
Signature	Signature Leonard A. Siems, General Partner
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	Address
R. Bruce Alderman	3683 Clipper Mill Road
(Type or Print Name)	Phone No.
Signature	Baltimore, Maryland 21211
49 West Susquehanna Avenue	City and State
Towson, Maryland 21204	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Name
Attorney's Telephone No.: 828-1050	Address
	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day

of January, 1986, 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 25th day of February, 1986, at 10:30 o'clock

[Signature]
Zoning Commissioner of Baltimore County.

(over)

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 27, 1986

R. Bruce Alderman, Esquire
29 West Susquehanna Avenue
Towson, MD 21204

RE: PETITION FOR VARIANCE
Beginning at the SE/S of
Washington Blvd., 190' SE
of the centerline of Old
Washington Rd. (3925 Wash-
ington Boulevard) -
13th Election District
A. & S. Development,
Petitioner
Case No. 86-325-A

Dear Mr. Alderman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE Beginning at the SE/S of Washington Blvd., 190' SE of the centerline of Old Washington Rd. (3925 Wash- ington Boulevard) - 13th Election District A. & S. Development, Petitioner	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 86-325-A
--	--

The Petitioner herein requests a side yard setback of 4 feet instead of the required 30 feet.

Testimony by and on behalf of the Petitioner indicated that the rental and sales equipment company has been in operation since 1967 and at the subject location since 1980. The Petitioner proposes an addition 40 feet wide and 30 feet deep to provide more service area as well as office area with visibility for overseeing the operation. The proposed addition will continue the 4-foot side yard setback established by a long existing building. The company has met with neighboring residents and, as a result of those discussions, closed the access to Old Washington Road. 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 (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 27th day of February, 1986, that the herein Petition for Variance to permit a side yard setback of 4 feet instead of the required 30 feet in accordance with the plan prepared by Design Systems, revised October 26, 1985 and marked Petitioner's Exhibit 1, is hereby GRANTED, subject, however,

ORDER RECEIVED FOR FILING
DATE February 27, 1986
BY Peter A. Zimmerman
ADMINISTRATIVE ASSISTANT

to the following restrictions:

- All access shall be provided through the entrance on Washington Boulevard.
- Landscaping shall be provided in the 25-foot strip adjacent to Washington Boulevard in accordance with a plan (unsealed) approved by the Baltimore County Office of Current Planning.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

JMH:jbg

ZONING DESCRIPTION 3925 Washington Boulevard

Beginning on the southeast side of Washington Boulevard 150 feet wide, at the distance 190 feet, more or less, sou theast of the centerline of Old Washington Road and running S48°05'50"E 295.04', thence southerly R = 275.00' 87.25', thence S31°54'00"W 116.56', thence southerly R = 373' 6.63', thence N48°05'50"W 378.63', thence N51°20'10"E 68.14', thence S38°39'20"E 10.00', thence N51°21'40"E 30.00', thence N38°39'20"E 10.00', thence N51°20'40"E 108.09' to the place of beginning, being parcels 8 and 9, grid 1, map 109. Also know as 3925 Washington Boulevard in the 13th Election District.

PETITION FOR ZONING VARIANCE 13th Election District

LOCATION: Beginning at Southeast Side of Washington Boulevard, 190 feet Southeast of the Centerline of Old Washington Road (3925 Washington Boulevard)

DATE AND TIME: Tuesday, February 25, 1986, at 10:30 a.m.

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 4 feet in lieu of the required 30 feet.

Being the property of A. & S. Development, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR VARIANCE Beginning at SE/S of Washington Blvd., 190' SE of the C/L of Old Washington Rd., 13th District A. & S. DEVELOPMENT, Petitioner	: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 86-325-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.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to R. Bruce Alderman, Esquire, 29 W. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman

ORDER RECEIVED FOR FILING
DATE February 27, 1986
BY Peter A. Zimmerman
ADMINISTRATIVE ASSISTANT

OFFICE COPY

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: January 31, 1986

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

SUBJECT: Zoning Petition No. 86-322-A, 86-323-A and 86-325-A

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

7
Norman E. Gerber, AICP
Director

NEG:JGH:slm

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Township, Maryland _____

86-325-A

District: 13th Date of Posting: Feb 5, 1986

Posted for: V. Vignone

Petitioner: P. T. Development

Location of property: Sec. 2E15 of Washington Blvd. 120' SE of
the NW of 2nd Washington Blvd.

Location of Sign: SE of Sec. 2E15 of Washington Blvd. on front
of subject property 3725 Washington Blvd.

Remarks: _____

Posted by: M. J. Bate Date of return: Feb 7 - 86

Signature

Number of Signs: 1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1966

COUNTY OFFICE Bldg.
112 W. Chesapeake Ave.
Towson, Maryland 21204

000

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

R. Bruce Alderman, Esquire
29 West Susquehanna Avenue
Towson, Maryland 21204

RE: Item No. 201 - Case No. 86-325-A
Petitioner - A. & S. Development
Variance Petition

Dear Mr. Alderman:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr
Enclosures

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrative

December 6, 1985

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

Item #203
Property Owner: A & S Development
Location: SE side of Wash. Blvd. (Route 1-S) 190' SE of Old Washington Rd.
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a sideyard set back of 4' instead of the required 30' Acres: 1.781 District 13th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal of 10/8/85, for sideyard variance, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,

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

by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

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

PAUL H. REINCKE
CHIEF

December 3, 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: A & S Development

Location: SE side Washington Boulevard, 190' SE of Old Washington Road

Item No.: 203

Zoning Agenda: Meeting of December 3, 1985

Gentlemen:

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

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals 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.

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

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

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

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

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and Approved:
John F. O'Neill
Fire Prevention Bureau

/mb

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

TED ZALESKI, JR.
DIRECTOR

December 23, 1985

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

Dear Mr. Jablon:

Comments on Item # 203 Zoning Advisory Committee Meeting are as follows:

Property Owner: A & S Development
Location: SE side of Washington Boulevard, 190' SE of Old Washington Road
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #117-1 - 1980) and other applicable codes and standards.

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

() Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer shall be 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 Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer to a 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1007, Section 1008.2 and Table 1009. No openings are permitted in an 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 Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.

() The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

() Comments: There shall be a 3 hour fire wall separation between the existing storage building and the proposed office. Show compliance to the State opening protectives. See Section 1414.0.

() 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 final part of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.

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

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3610**

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

JANUARY 28, 1986

Re: Zoning Advisory Meeting of December 3, 1985
Item #203
Property Owner: A & S Development
Location: SE/S of Washington Blvd, 190' SE of Old Washington Rd

Dear Mr. Jablon:

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

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () 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 circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The 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 22-99 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 _____.
- () Landscaping must comply with Baltimore County Landscape Manual, Bill 118-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued.
- () The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 175-79, and as conditions change the evaluation must be updated annually by the County Council.
- () Additional comments:

cc: James Howell

Funnie A. Soter
Chief, Current Planning and Development

**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. -ZAC- Meeting of November 3, 1985

Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

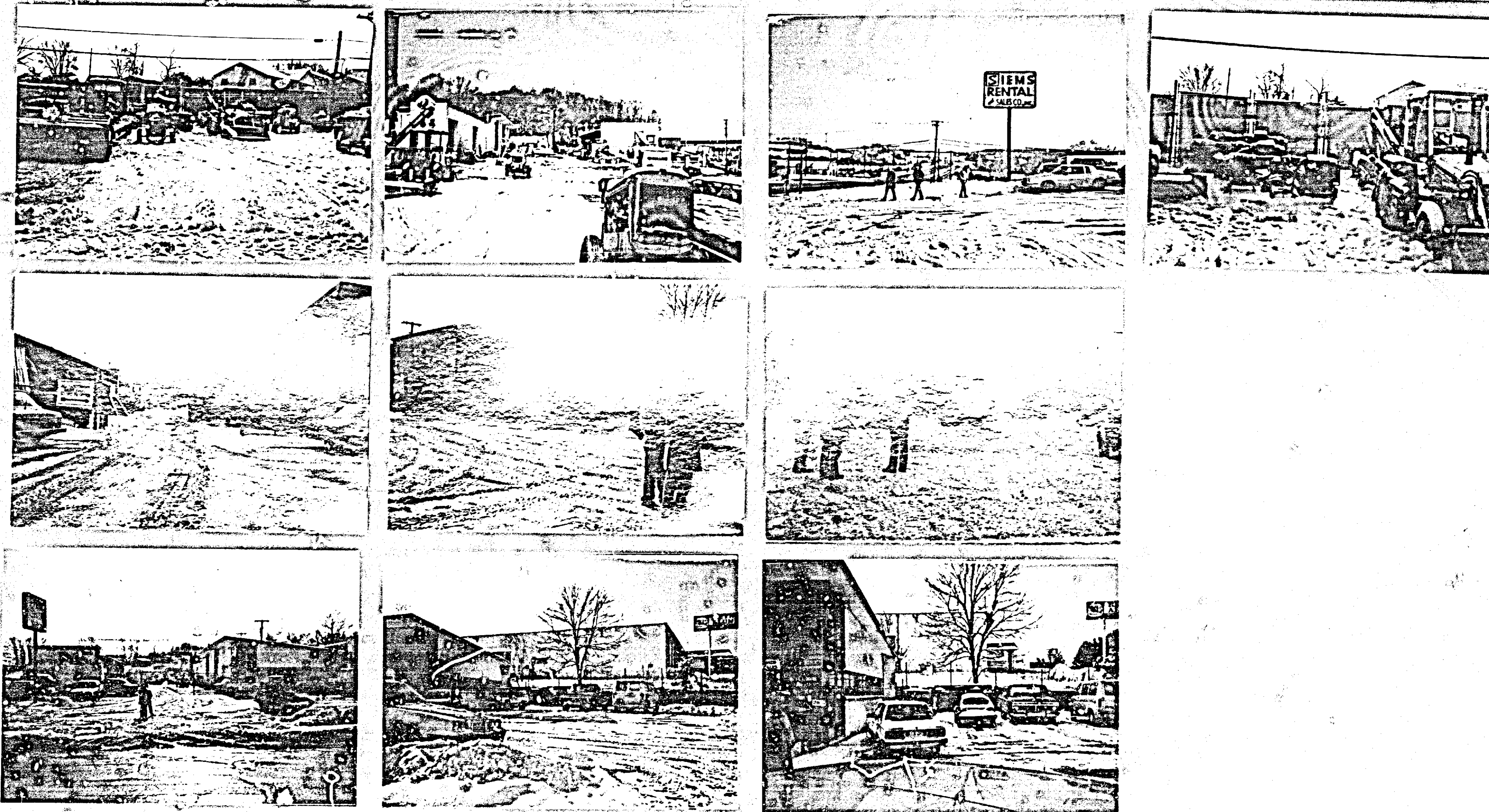
Acres:
District:

Dear Mr. Jablon:

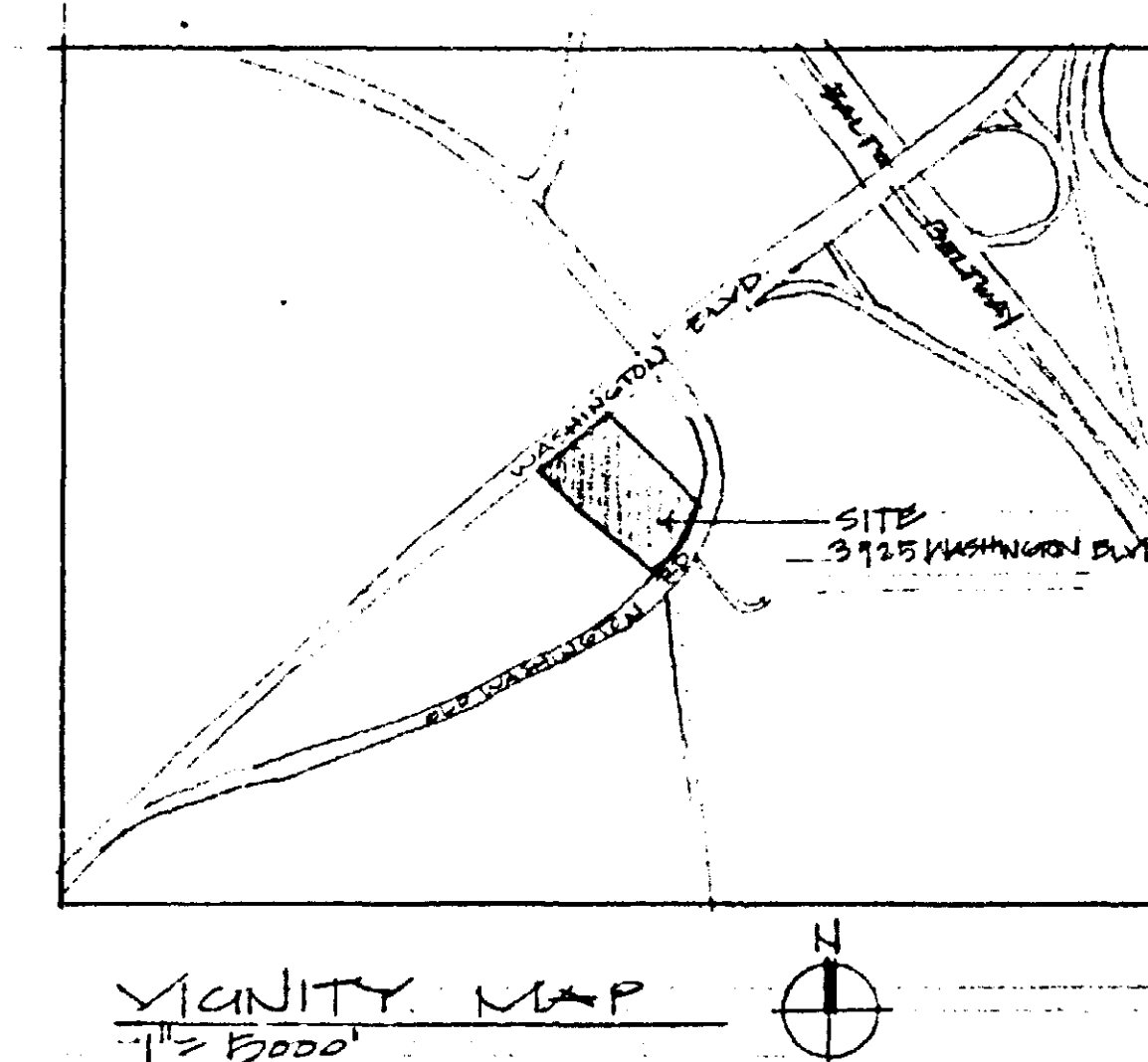
The department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, (203) 204, 205, and 206.

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

MSF/bld



2/25
86-325



NOTE: PROPERTY INFORMATION BASED ON PLAN PREPARED BY
ENVIRONMENT DESIGN GROUP 11/23/84

10 9 8 7 6 5 4 3 2 1 0 10
PARAGON KE 56 3242 GERMANY
05 04 03 02 01 00 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1 0

PETITIONER'S
EXHIBIT

3725 WASHINGTON BLVD. SIENRA PERICAL AND SONS		DATE: 10/25/85	REVISION: 10/25/85
SCALE:	APPROVED BY:	DRAWN BY: SP	
DATE: 0-0-85			
ZONING PLAT			
DRAWN BY: STEVENS 235-2105		DRAWING NUMBER: 85-1	