

# 213 86-333-A Stuffed PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2b.(6) to permit 13 instead of the required 33 off-street parking spaces.

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

Petitioner proposes to convert a former restaurant to a feed store and to construct a storage addition for feed sold at retail. The large amount of storage needed to service this facility results in a disproportionately high parking requirement. Compliance with a parking standard aimed at total retail use is unnecessarily burdensome and creates conditions of unreasonable hardship and practical difficulty for the specific feed store operation proposed for the 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 bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)

Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Legal Owner(s):  
Edward A. Halle, Jr., General Partner  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Attorney for Petitioner:  
Edward A. Halle, Jr.  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address 201 North Charles Street  
7th Floor  
Baltimore, Maryland 21201  
City and State  
Attorney's Telephone No.: 539-5881  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of

January 19, 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 113, County Office Building in Towson, Baltimore County, on the 4th day of March, 1986, at 10:30 o'clock a.m.

Zoning Commissioner of Baltimore County.

(over)

DAFT-MCCLINE-WALKER, INC.

200 East Pennsylvania Avenue  
Towson, Maryland 21204  
Telephone: 301-296-3333  
Land Planning Consultants  
Landscape Architects  
Engineers & Surveyors

Description

Description to Accompany Petition for Variance  
Seventh Election District, Baltimore County, Maryland.

Beginning for the same on the northwest side of York Road at a point situate at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of York Road with the centerline of Mount Carmel Road, (1) Binding on said centerline of York Road northeasterly 1,290 feet more or less, and thence (2) North 70 degrees West 33.00 feet to the place of beginning, thence leaving said place of beginning and said northwest side of York Road and running, (1) North 65 degrees West 117.45 feet to intersect the dividing line between the area zoned RL and the area zoned R.C. 5, as shown on the Official Zoning Map No. NW 28-C for the Baltimore County Metropolitan Area, thence running and binding on said dividing line, (2) North 20 degrees East 110.00 feet thence leaving said dividing line and running, (3) South 70 degrees East 117.00 feet to intersect the aforesaid northwest side of York Road, thence running and binding thereon, (4) South 20 degrees West 120.24 feet to the place of beginning.

Containing 0.3 acres of land more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Our Job Number: 84165 (00-1d4165.1)

November 20, 1985

Page 1 of 1



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

ARNOLD JABLON  
ZONING COMMISSIONER

March 12, 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Edward A. Halle, Jr., Esquire  
201 North Charles Street  
7th Floor  
Baltimore, MD 21201

RE: PETITION FOR VARIANCE  
NW/4 of York Road, approx.  
1290' NW of Mt. Carmel Road -  
7th Election District  
Panther Branch Limited  
Partnership, Petitioner  
Case No. 86-333-A

Dear Mr. Halle:

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

Very truly yours,

JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE  
NW/4 of York Road, approx.  
1290' NW of Mt. Carmel Road -  
7th Election District  
Panther Branch Limited  
Partnership, Petitioner

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-333-A

The Petitioner herein requests a variance to permit 13 off-street parking spaces in lieu of the required 33.

Testimony by and on behalf of the Petitioner indicated that he proposes to establish a retail feed store with a storage addition. He will utilize the first floor of the existing 35' x 43' building for counter, display, retail shelves and some bagged feed and the second floor (475 square feet) for an office. The 5,000 square foot addition will be utilized totally for storage and pick up. The nature of the business requires extensive storage, only two to three employees and a limited amount of parking. Granting of the variance will minimize the amount of impervious surface on the site. The Petitioner will retain, as far as possible, existing landscaping and is willing to add additional plantings.

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 12th day of March, 1986, that the herein Petition for Variance to permit 13 off-street parking spaces in lieu of the required 33, in accordance with the plan prepared by Daft-McCune-Walker, Inc., revised February

ORDER RECEIVED FOR FILING  
DATE March 12, 1986  
BY [Signature]

28, 1986 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. At any such time as the site is to be utilized for other than a retail feed store operation, the full parking requirements of the BCZR shall be met.
2. No more than three (3) employees shall be employed on the site at any one time.
3. Landscaping shall be installed as required and approved by Current Planning and Development.

[Signature]  
Deputy Zoning Commissioner  
of Baltimore County

JMHJ:bg

ORDER RECEIVED FOR FILING  
DATE March 12, 1986  
BY [Signature]

PETITION FOR ZONING VARIANCE

7th Election District

LOCATION: Northwest Side of York Road, approximately 1290 feet Northwest of Mt. Carmel Road

DATE AND TIME: Tuesday, March 4, 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 Variance to permit 13 off-street parking spaces in lieu of the required 33

Being the property of Panther Branch Limited Partnership, 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 and made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE  
NW/4 of York Rd., approx.  
1290' NW of Mt. Carmel Rd.  
7th District  
PANTHER BRANCH LIMITED  
PARTNERSHIP, Petitioner

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-333-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  
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 5th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Edward A. Halle, Jr., Esquire, 201 N. Charles St., Baltimore MD 21201, Attorney for Petitioner.

Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

February 17, 1985

Edward A. Halle, Jr., Esquire  
201 North Charles Street  
7th Floor  
Baltimore, Maryland 21201

Re: Petition for Zoning Variance  
NW/4 York Rd., approx. 1290' NW of Mt. Carmel Rd.  
7th Election District  
Panther Branch Limited Partnership - Petitioner  
Case No. 86-333-A

Dear Mr. Halle:

This is to advise you that \$34.75 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.

BALTIMORE COUNTY, MARYLAND No. 018514  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 2/17/86 ACCOUNT 210-115-00  
BY [Signature] AMOUNT \$ 34.75  
RECEIVED FROM Panther Branch Limited Partnership  
FOR Advertising and Posting of Zoning Sign and Post  
VALIDATION OR SIGNATURE OF CASHIER

more County, Maryland, and remit Building, Towson, Maryland



Edward A. Halle, Jr., Esquire  
201 North Charles Street  
7th Floor  
Baltimore, Maryland 21201

January 31, 1986

#### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
NW/S York Rd., approx. 1290' NW/Mt. Carmel Rd.  
7th Election District  
Panther Branch Limited Partnership - Petitioner  
Case No. 86-333-A

TIME: 10:30 a.m.

DATE: Tuesday, March 4, 1986

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

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

No. 012094

DATE 2/27/86 ACCOUNT                       
AMOUNT \$                       
RECEIVED FROM                       
PAID TO                       
VALIDATION OR SIGNATURE OF CASHIER                     

DAFT-MCCUNE-WALKER, INC.

200 East Pennsylvania Avenue  
Towson, Maryland 21204  
Telephone 301-296-3333  
Land Planning Consultants  
Landscape Architects  
Engineers & Surveyors

February 27, 1986

Mr. C. Richard Moore, Deputy Director  
Department of Traffic Engineering  
County Courts Building  
Towson, Maryland 21204

Re: 86-333A/Item 213, Parking Variance  
Panther Branch Limited Partnership  
Our File No. 84165

Dear Mr. Moore:

In accordance with your recent meeting with Ed Halle, we are responding to Mr. Planigan's comments on the subject petition. They stated that the total required spaces and an on-site loading area for trucks should be provided.

This petition requests a variance for the total required spaces on the basis that they are not needed for the specific retail feed operation proposed on the site. The petitioner will stipulate at the hearing that, if granted, the variance for parking will apply only to the retail feed store operation proposed and for no other retail use.

The basis for the variance is that the large amount of storage needed to service this facility results in a disproportionately high parking requirement. The relatively high storage requirement stems from the bulky nature of animal feeds and the wide variety of brands and sizes (e.g. 100 lbs., 50 lbs., 25 lbs., 10 lbs., etc.) that must be stocked. Unlike a supermarket where product inventory is stored on the shelves in the aisles of the retail space and because of the bulky nature of animal feed products, this feed operation requires extensive storage area to accommodate the broad variety of products and product sizes sold at retail in the front portion of the building. The remainder of the space is for product storage, really is not retail space, and doesn't generate parking demand. We hope to convince the Zoning Commissioner that this retail feed store is worthy of a parking variance based on the standards of Section 307, Baltimore County Zoning Regulations.

Inventory will be stocked at off-hours. Large incoming deliveries will be received at the company's warehouse facilities in White Hall. The retail facility will be stocked as required during off-hours as indicated.

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., February 13, 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 February 13, 1986.

THE JEFFERSONIAN,

Publisher  
Cost of Advertising

22.00

#### LANDMARK COMMUNITY NEWSPAPERS OF

Westminster, Md., Feb.

THIS IS TO CERTIFY that the annexed advertisement was published for one (1) successive day to the 13th day of February, 1986.

- ☐ Carroll County Times, a daily newspaper in Westminster, Carroll  
☐ Randallstown News, a weekly newspaper in Randallstown  
☒ Community Times, a weekly newspaper in Baltimore

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND

Per                     

Mr. C. Richard Moore, Deputy Director  
Page 2  
February 27, 1986

Customer purchases at the Hereford store will occur as follows. The customer will go to counter/display area and tell the counterperson what is needed. A ticket will be written and the customer will take their copy to the storage area and give it to the friendly attendant who will gather and load the order into the customer's vehicle.

The Hereford location will utilize two employees: one at the counter and one to gather and load the customer's orders.

Based on operating experience at the Whitehall Store, retail customers come to the store in an even flow throughout the business day. There is not rush period. We are comfortable that the planned parking will be adequate for this business.

Based on the specific characteristics of this retail feed store, we request that the comment be reconsidered.

Very truly yours,

DAFT-MCCUNE-WALKER, INC.

George E. Gavrellis  
George E. Gavrellis  
Vice President

GEG:cm

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

86-333-A

District 7th Date of Posting February 17, 1986  
Posted for: Panther Branch Limited Partnership  
Location of property: NW/S York Rd. approx. 1290'  
NW of Mt. Carmel Rd.  
Location of Sign: NW side of York Road on front of  
subject property  
Remarks:                       
Posted by:                      Date of return: February 21, 1986  
Number of Signs: 1

Case No. 86-333-A

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

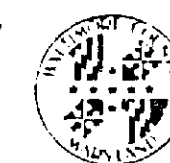
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
27th day of January, 1986.

Panther Branch  
Limited Partnership  
Petitioner's  
Attorney Edward A. Halle, Jr., Esquire

ARNOLD JABLON  
Zoning Commissioner

Received by:                       
Chairman, Zoning Plans  
Advisory Committee



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

STEPHEN E. COLLINS  
DIRECTOR

March 3, 1986

Mr. George E. Gavrellis  
Vice President  
Daft-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21204

Re: 86-333A/Item 213, Parking Variance  
Panther Branch Limited Partnership  
Your file: No. 84165

Dear Mr. Gavrellis:

This office has reviewed your letter dated February 27, 1986 and offer the following comment:

This office finds no objection to the variance for parking as use described in your letter. You indicate that the 5,000 foot addition will be used mainly for storage and will only be stocked during the off hours. Also, there will be no more than two employees for this operation. If, however, the use of this property changes to some other commercial use or the proposed commercial use is expanded, we would anticipate parking problems as well as loading/unloading problems.

We hope this information is helpful to you and if we can provide you further information, please don't hesitate to contact us.

Very truly yours,

C. Richard Moore  
C. Richard Moore  
Deputy Director  
Department of Traffic Engineering

CRM/bza

cc - Mr. Arnold Jablon  
Zoning Commissioner

PETITIONER'S  
EXHIBIT 2

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

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

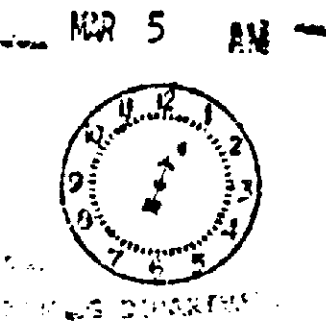
Date: February 6, 1986

SUBJECT: Zoning Petitions Nos. 86-332-A, 86-291-XA, 86-326-A, 86-329-5PH, 86-330-XA, 86-331-A, 86-332-A and 86-333-A

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

Norman E. Gerber, AICP  
Norman E. Gerber, AICP  
Director

NEG:JCH:slm



Mr. C. Richard Moore  
Deputy Director  
Department of Traffic Engineering  
County Courts Building  
Towson, Maryland 21204

This office has reviewed your letter dated February 27, 1986 and offer the following comment:

This office finds no objection to the variance for parking as use described in your letter. You indicate that the 5,000 foot addition will be used mainly for storage and will only be stocked during the off hours. Also, there will be no more than two employees for this operation. If, however, the use of this property changes to some other commercial use or the proposed commercial use is expanded, we would anticipate parking problems as well as loading/unloading problems.

We hope this information is helpful to you and if we can provide you further information, please don't hesitate to contact us.

Very truly yours,

C. Richard Moore  
C. Richard Moore  
Deputy Director  
Department of Traffic Engineering

cc - Mr. Arnold Jablon  
Zoning Commissioner



# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1986

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

Edward A. Halle, Jr., Esquire  
201 North Charles Street, 7th Floor  
Baltimore, Maryland 21201

RE: Item No. 213 - Case No. 86-333-A  
Panther Branch Limited Partnership -  
Petitioner  
Variance Petition

Dear Mr. Halle:

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 Commission 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:nr

Enclosures

cc: Daft-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21204



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

December 16, 1985  
Re: Baltimore County  
Item 213  
Property Owner:  
Edward A. Halle, Jr.  
Location: N/E side  
of York Road (Route 45)  
1290' NW of Mount Carmel  
Road  
Existing Zoning: B.L.  
Proposed Zoning: Var.  
to permit 13 instead of  
the required 33 off street  
parking spaces  
Acres: .3  
District 7th

Att: James Dyer

Dear Mr. Dyer:

On review of the revised submittal of 10/28/85, the State Highway Administration will require the site plan to be revised to show a proposed 80' R/W (40' & section).

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

CL-GW:es

cc: J. Ogle

enclosure

My telephone number is 301-659-1350  
Teletypewriter for Impaired Hearing or Speech  
937555 Baltimore Metro - 565-0451 D.C. Metro - 3-800-492-5062 Statewide Toll Free  
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717



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

February 6, 1986  
Re: Baltimore County  
Item N. 213  
Property Owner: Edward  
A. Halle, Jr.  
Location: N/E side  
York Road, (Route 45)  
1290' NW of Mount  
Carmel Road  
Existing zoning: B.L.  
Proposed Zoning: Var.  
to permit 13 instead of  
the required 33 off  
street parking spaces  
Acres: .3  
District: 7th

Att: James Dyer

Dear Mr. Dyer:

On review of the revised submittal of 1/22/86, showing the future 80' Right-of-Way (40' section) the State Highway Administration finds the plan generally acceptable.

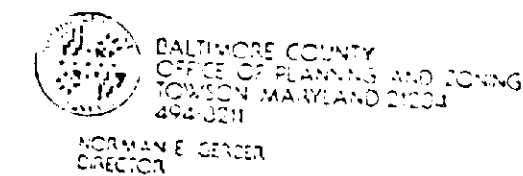
Very truly yours,

*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  
3837555 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



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

FEBRUARY 4, 1986

Re: Zoning Advisory Meeting of DECEMBER 10, 1985  
Item # 213 EDWARD A. HALLE, JR.,  
N/E/S OF YORK RD. 1290' NW  
OF MOUNT CARMEL RD.

Dear Mr. Jablon:

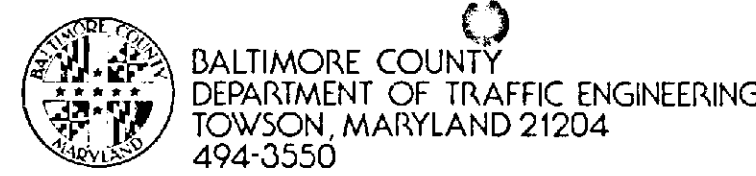
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting was held and the minutes will be referred to the Bureau of Public Services.
- ☒ This site is part of a larger tract. Therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ 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 preparation 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.
- ☒ 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 1/22/86.
- ☒ A Conditional Use Permit is required for this site.
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by 211.172-2, and its conditions change the established traffic pattern. The State Service Areas is not satisfactory.
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by 211.172-2, and its conditions change the established traffic pattern. The State Service Areas is not satisfactory.
- ☒ Conditional comments.

*WHITE HAS OF CRG PLAN (W-85-161)  
GRANTED BY THE PLANNING BOARD OCT 17, 1985*

cc: James Dyer

Edward A. Halle, Jr.  
Chief, Current Planning and Development



STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

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

Item No. 213 -ZAC- Meeting of December 10, 1985  
Property Owner: Edward A. Halle, Jr.  
Location: N/E side of York Road, 1290' NW of Mount Carmel Rd  
Existing Zoning: B.L.  
Proposed Zoning: Variance to permit 13 instead of the required 33 off street parking spaces

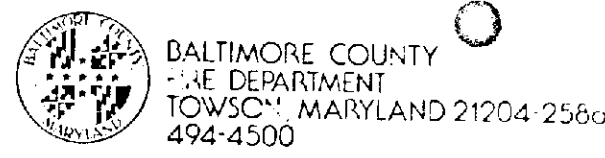
Acres: .3  
District: 7th

Dear Mr. Jablon:

This site should provide the required number of parking spaces and a on site loading area for trucks.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineering Associate II

MSF/bld



PAUL H. REINCKE  
CHIEF

December 17, 1985

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

A. ention: Mr. Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Edward A. Halle, Jr.

Location: NE side of York Road, 1290' NW of Mt. Carmel Road

Item No.: 213 Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

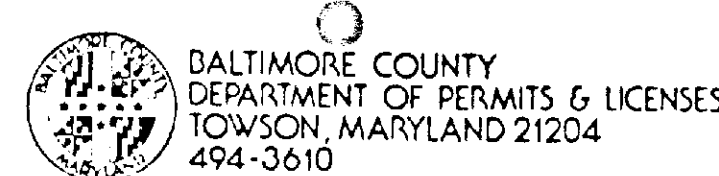
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ 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 road 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.
- (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 comment at this time.

REVIEWER: *John F. O'Neill* Noted and Approved:  
Planning Group  
Special Inspection Division  
Fire Prevention Bureau

/mb



TED ZALESKI, JR.  
DIRECTOR

December 27, 1985

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

Dear Mr. Jablon:

Comments on Item # 213 Zoning Advisory Committee Meeting are as follows:

Property Owner: Edward A. Halle, Jr.

Location: N/E Side of York Road, 1290' NW of Mount Carmel Road

District: 7th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 41-81. The Maryland Code for the Handicapped and Aged (19-101 - 1985) and other applicable codes and standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ A separate razing permit is required.
- ☒ 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.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All One Group except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. R-2 One Group require a one hour wall 1' 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 401.0, Section 11.2, and Table 11.2. 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 must be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 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 use requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from the \_\_\_\_\_ to the \_\_\_\_\_ or to Mixed Use \_\_\_\_\_ See Section 313.2 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 116.0 of the Building Code as adopted by Bill 41-81. Site plans shall show the current elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: Building, parking and access shall comply with State Handicapped Code. See also Section 313.2 for mixed uses. Section 505.2 shall be applicable.

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

By: C. E. Burman, Chief  
Building Plans Section



TED ZALESKI, JR.  
DIRECTOR

February 11, 1986

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

Dear Mr. Jablon:

Comments on Item # 213 Zoning Advisory Committee Meeting are as follows:

Property Owner: Edward A. Halle, Jr.

Location: N/E Side of York Road, 1290' NW of Mount Carmel Road

District: 7th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 41-81. The Maryland Code for the Handicapped and Aged (19-101 - 1985) 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 is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All One Group except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. R-2 One Group require a one hour wall 1' 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 401.0, Section 11.2, and Table 11.2. 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 must be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 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 use requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from the \_\_\_\_\_ to the \_\_\_\_\_ or to Mixed Use \_\_\_\_\_ See Section 313.2 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 116.0 of the Building Code as adopted by Bill 41-81. Site plans shall show the current elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: Should the building storage include flammables please review Section 306.0, Tables 306.2 and 306.2.1 for applicability. Compliance with Table 501, Table 401.0, and 313.2 should also be reviewed for applicability. No response to previous comments.
- ☒ 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 101 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief  
Building Plans Section



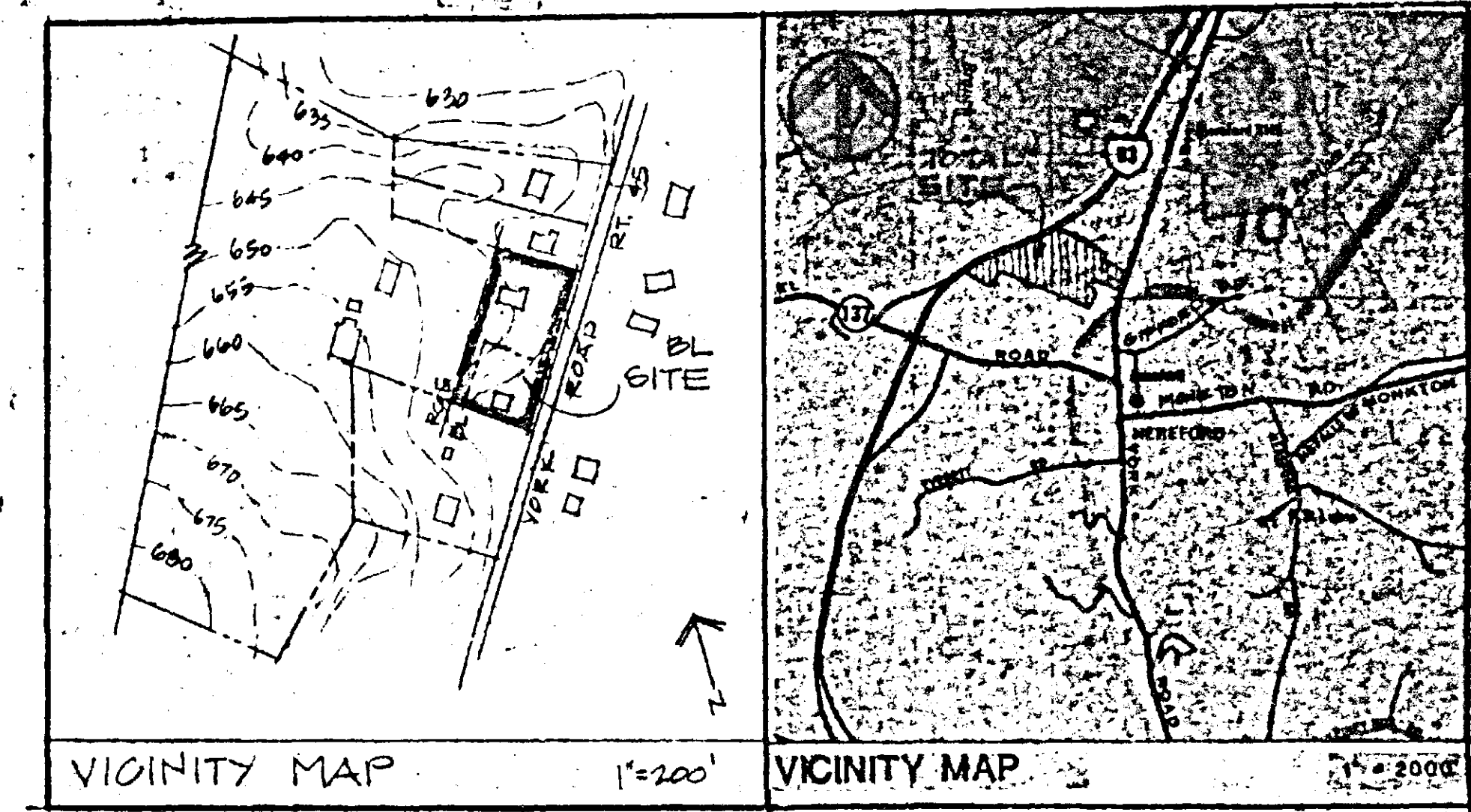
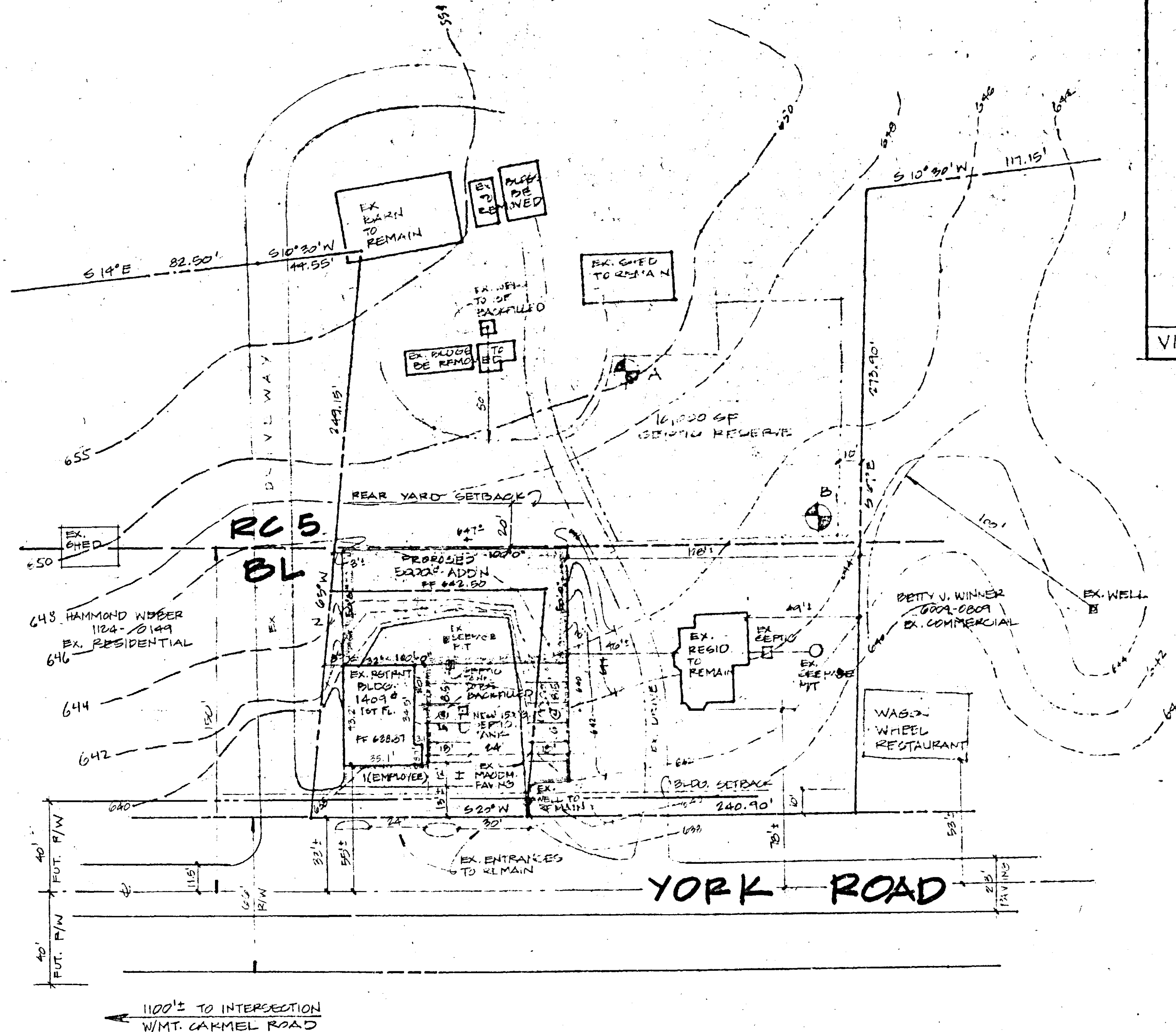






WHITEHALL  
FEED CO.

84165



OWNER:  
PANTHER BRANCH LTD. PARTNERSHIP  
% EDWARD A. HALL, JR.  
MT ZION RD.  
UPPER MD. 21155  
(301) 329-2171

SITE DATA:  
AREA = 0.65 AC. BL  
FAR ALLOWED =  $0.65 \times 9.0 \times 1.95 = 84,600$  SF  
PROPOSED = 6409 SF RETAIL

PARKING DATA:  
EXISTING BLDG. 1409 SF  
PROPOSED ADDN. 5000 SF  
TOTAL 6409 SF @  $1/200 = 32.05$   
475 SF @  $1/500 = 0.95$   
33 SPACES REQUIRED

PARKING PROVIDED = 12 SPACES (8'x12')  
1 HANDICAP (12'x18')  
13 SPACES TOTAL

NOTE: S.H.A. HAS NO PLANS TO IMMEDIATELY IMPROVE YORK RD. NOR IS IT REQUIRING ANY DEDICATION OF RIGHT OF WAYS AT THIS TIME.

NOTE: BOTH PROPERTIES ARE IN THE PROCESS OF BEING COMBINED INTO ONE PARCEL.

NOTE: ALL ITEMS STORED ON SITE TO BE SOLD AT RETAIL ONLY.

PRINTED

MAR 03 1986

DAFT-McCUNE-WALKER, INC.

**WHITEHALL  
FEED CO.**

SECTION DISTRICT 7 BALTO. CO., MD.  
ITEM #213

DAFT-McCUNE-WALKER INC.

#84165

1"=30'

9/2/85

RE: 1-22-85 (NOTE)  
2-25-86 PARKING DATA

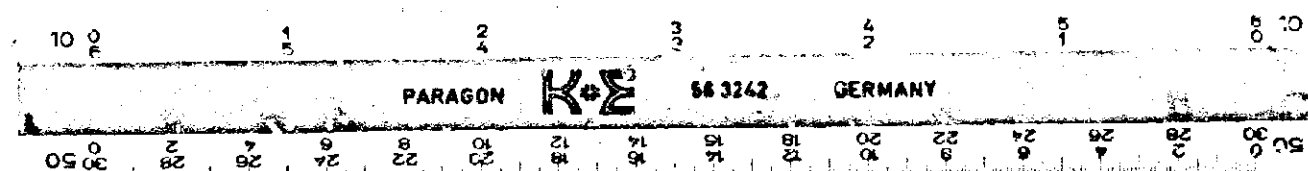
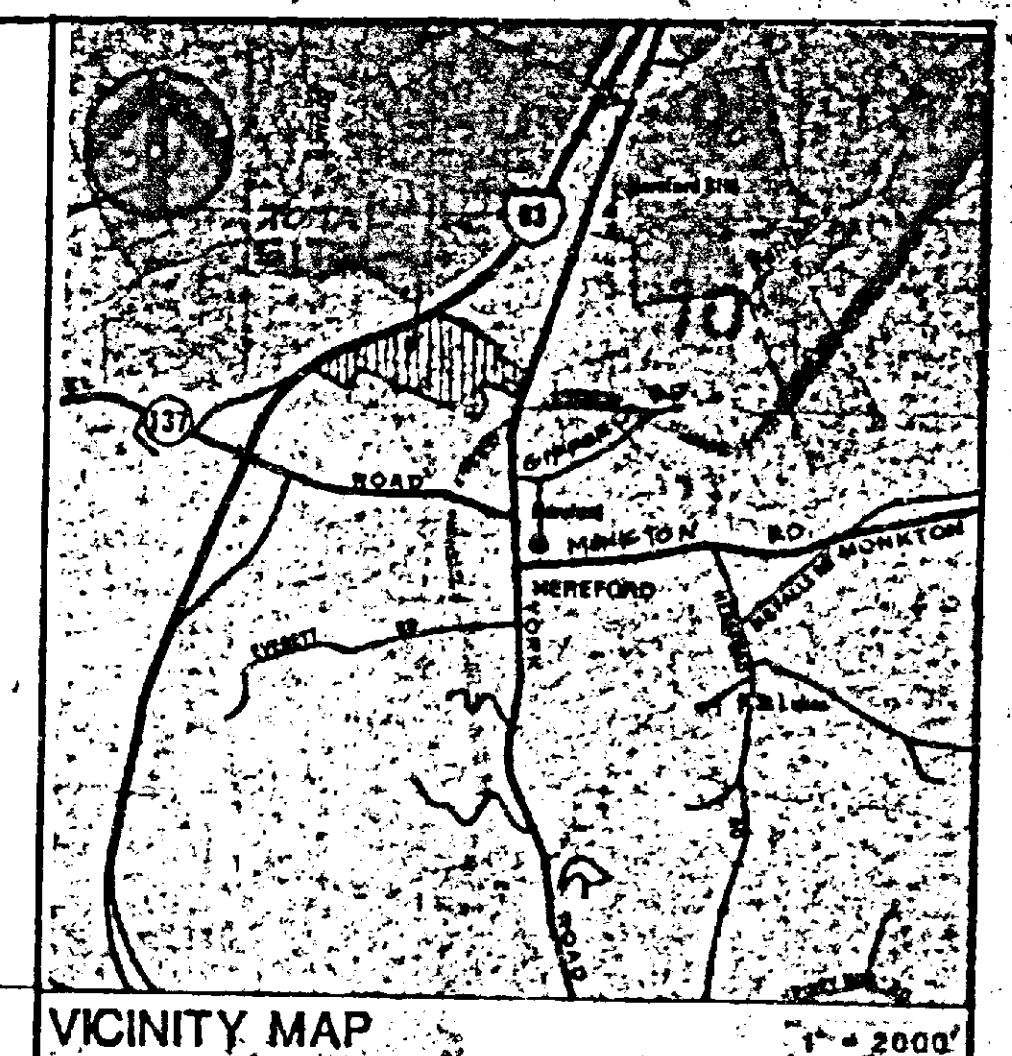
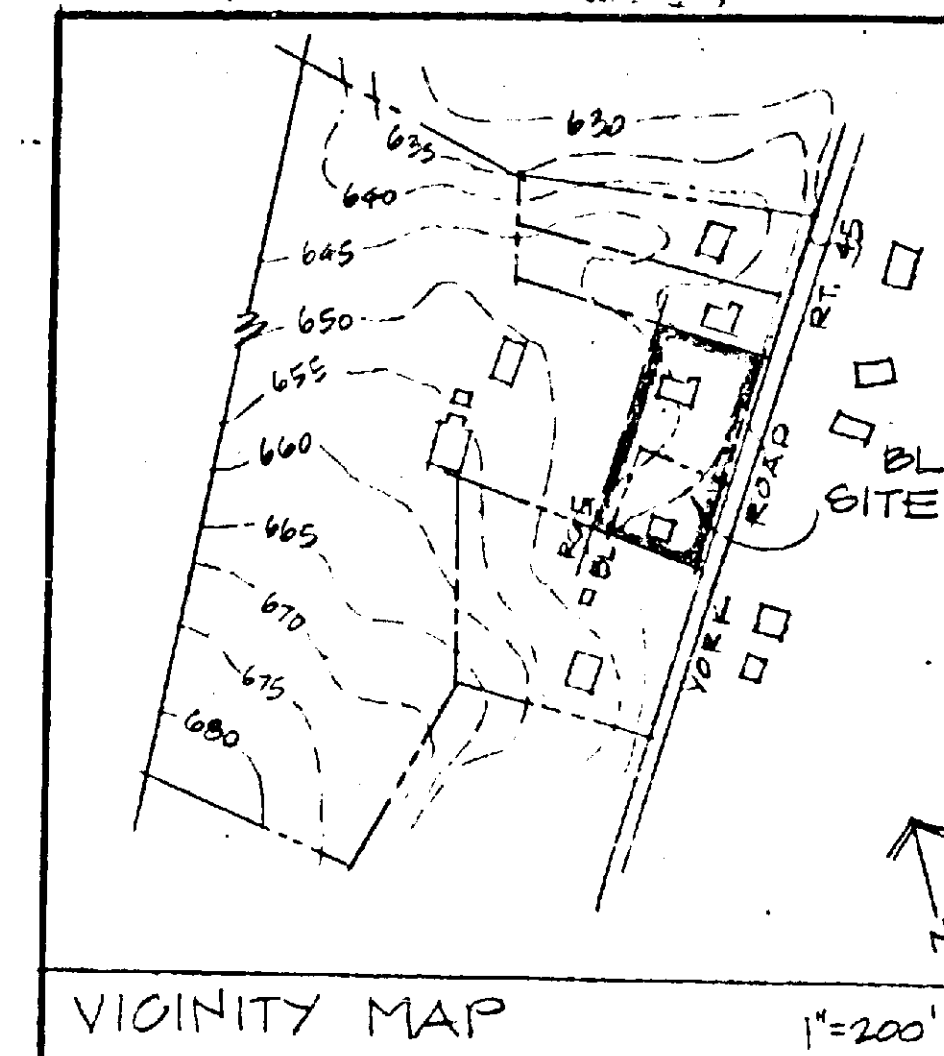
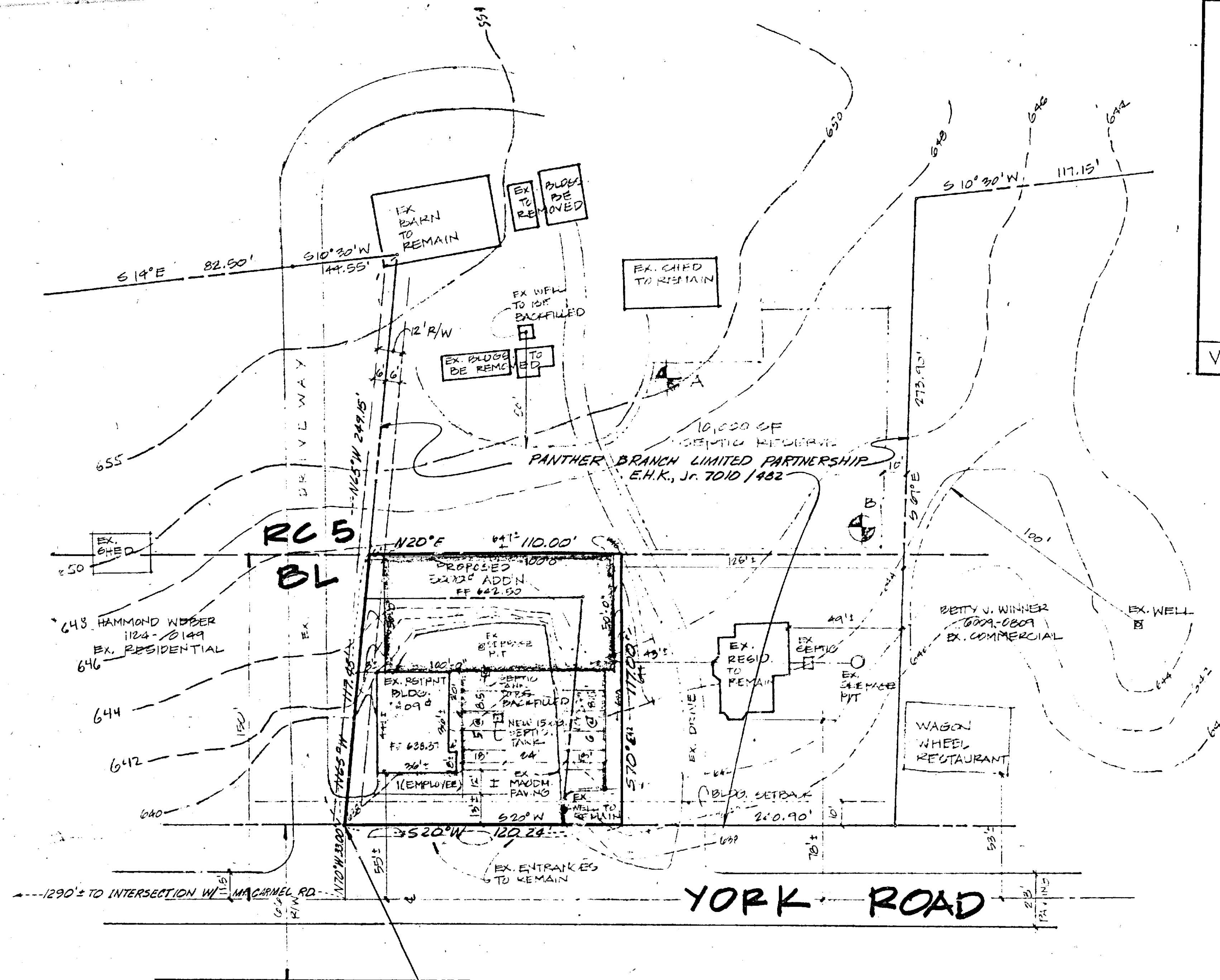


EXHIBIT  
PLANNERS





OWNER:  
 PANTHER BRANCH LTD. PARTNERSHIP  
 40 EDWARD A. HALL, JR.  
 MT ZION RD.  
 UPPER MD. 21155  
 (301) 329-2171  
 (301) 539-5881

SITE DATA:  
 AREA = 0.65 AC. BL  
 FAR ALLOWED = 0.65 x 3.0 = 1.95 = 84,600 SF  
 PROPOSED = 6409 SF RETAIL

PARKING DATA:  
 EXISTING BLDG. 1409 SF RETAIL  
 PROPOSED ADD'N. 3000 SF RETAIL STORAGE  
 TOTAL 6409 SF @ 1/200 = 32.05 SPACES REQ'D.  
 PARKING PROPOSED = 12 SPACES (8'1/2' x 18')  
 1 HANDICAP (12' x 18')  
 13 SPACES TOTAL

PLAT TO ACCOMPANY  
 PETITION FOR VARIANCE

WHITEHALL  
 FEED CO.

ELECTION DISTRICT 7 BALTO. CO., MD.

DAFT. McCUNE-WALKER INC.

#84165

1"=30'

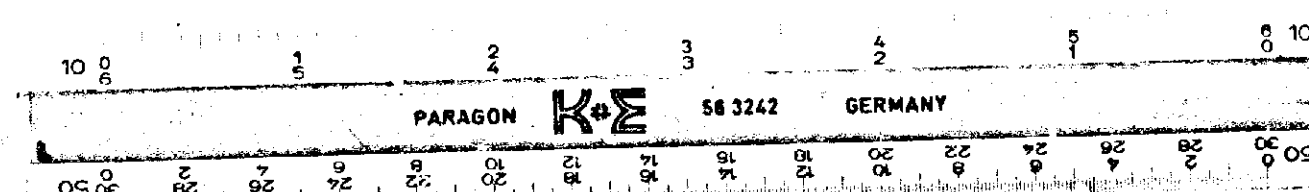
9/3/85

REV. 10/28/85 (PAW)

PRINTED

NOV. 21 1985

DAFT. McCUNE-WALKER, INC.





# 213 86-333-A Stuffed PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2b.(6) to permit 13 instead of the required 33 off-street parking spaces.

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

Petitioner proposes to convert a former restaurant to a feed store and to construct a storage addition for feed sold at retail. The large amount of storage needed to service this facility results in a disproportionately high parking requirement. Compliance with a parking standard aimed at total retail use is unnecessarily burdensome and creates conditions of unreasonable hardship and practical difficulty for the specific feed store operation proposed for the 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 bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)

Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Legal Owner(s):  
Edward A. Halle, Jr., General Partner  
(Type or Print Name)

Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Attorney for Petitioner:  
Edward A. Halle, Jr.  
(Type or Print Name)

Signature \_\_\_\_\_  
Address 201 North Charles Street  
7th Floor  
Baltimore, Maryland 21201  
City and State

Attorney's Telephone No.: 539-5881  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 27th 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 113, County Office Building in Towson, Baltimore County, on the 4th day of March, 1986, at 10:30 o'clock a.m.

Zoning Commissioner of Baltimore County.

(over)

DAFT-MCCLINE-WALKER, INC.

200 East Pennsylvania Avenue  
Towson, Maryland 21204  
Telephone: 301-296-3333

Land Planning Consultants  
Landscape Architects  
Engineers & Surveyors

Description

Description to Accompany Petition for Variance  
Seventh Election District, Baltimore County, Maryland.

Beginning for the same on the northwest side of York Road at a point situate at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of York Road with the centerline of Mount Carmel Road,

(1) Binding on said centerline of York Road northeasterly 1,290 feet more or less, and thence (2) North 70 degrees West 33.00 feet to the place of beginning, thence leaving said place of beginning and said northwest side of York Road and running, (1) North 65 degrees West 117.45 feet to intersect the dividing line between the area zoned RL and the area zoned R.C. 5, as shown on the Official Zoning Map No. NW 28-C for the Baltimore County Metropolitan Area, thence running and binding on said dividing line, (2) North 20 degrees East 110.00 feet thence leaving said dividing line and running, (3) South 70 degrees East 117.00 feet to intersect the aforesaid northwest side of York Road, thence running and binding thereon, (4) South 20 degrees West 120.24 feet to the place of beginning.

Containing 0.3 acres of land more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Our Job Number: 84165 (00-1d4165.1)

November 20, 1985

Page 1 of 1



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

ARNOLD JABLON  
ZONING COMMISSIONER

March 12, 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Edward A. Halle, Jr., Esquire  
201 North Charles Street  
7th Floor  
Baltimore, MD 21201

RE: PETITION FOR VARIANCE  
NW/4 of York Road, approx.  
1290' NW of Mt. Carmel Road -  
7th Election District  
Panther Branch Limited  
Partnership, Petitioner  
Case No. 86-333-A

Dear Mr. Halle:

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

Very truly yours,

JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE

7th Election District

LOCATION: Northwest Side of York Road, approximately 1290 feet Northwest of Mt. Carmel Road

DATE AND TIME: Tuesday, March 4, 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 Variance to permit 13 off-street parking spaces in lieu of the required 33

Being the property of Panther Branch Limited Partnership, 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 and made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE  
NW/4 of York Road, approx.  
1290' NW of Mt. Carmel Rd.  
7th District

PANTHER BRANCH LIMITED  
PARTNERSHIP, Petitioner

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Case No. 86-333-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  
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 5th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Edward A. Halle, Jr., Esquire, 201 N. Charles St., Baltimore MD 21201, Attorney for Petitioner.

Peter Max Zimmerman

28, 1986 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- At any such time as the site is to be utilized for other than a retail feed store operation, the full parking requirements of the B2B shall be met.
- No more than three (3) employees shall be employed on the site at any one time.
- Landscaping shall be installed as required and approved by Current Planning and Development.

JEAN M. H. JUNG  
Deputy Zoning Commissioner  
of Baltimore County

JMHJ:bg

ORDER RECEIVED FOR FILING

DATE 12/19/85  
BY [Signature]

ORDER RECEIVED FOR FILING

DATE 12/19/85  
BY [Signature]



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

February 17, 1985

Edward A. Halle, Jr., Esquire  
201 North Charles Street  
7th Floor  
Baltimore, Maryland 21201

Re: Petition for Zoning Variance  
NW/4 York Rd., approx. 1290' NW of Mt. Carmel Rd.  
7th Election District  
Panther Branch Limited Partnership - Petitioner  
Case No. 86-333-A

Dear Mr. Halle:

This is to advise you that \$34.75 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.

BALTIMORE COUNTY, MARYLAND No. 018514  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 12/19/85 ACCOUNT 100-115-100  
BY [Signature] AMOUNT \$ 34.75  
RECEIVED FROM Panther Branch Limited Partnership  
FOR Advertising and Posting of Sign and Post  
VALIDATION OR SIGNATURE OF CASHIER



Edward A. Halle, Jr., Esquire  
201 North Charles Street  
7th Floor  
Baltimore, Maryland 21201

January 31, 1986

#### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
NW/S York Rd., approx. 1290' NW/Mt. Carmel Rd.  
7th Election District  
Panther Branch Limited Partnership - Petitioner  
Case No. 86-333-A

TIME: 10:30 a.m.

DATE: Tuesday, March 4, 1986

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

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

DATE 1/31/86 ACCOUNT                       
AMOUNT \$                       
RECEIVED FROM                       
PAID TO                       
VALIDATION OR SIGNATURE OF CASHIER                     

No. 012094

Zoning Commissioner  
more County

DAFT-MCCUNE-WALKER, INC.

200 East Pennsylvania Avenue  
Towson, Maryland 21204  
Telephone 301-296-3333  
Land Planning Consultants  
Landscape Architects  
Engineers & Surveyors

February 27, 1986

Mr. C. Richard Moore, Deputy Director  
Department of Traffic Engineering  
County Courts Building  
Towson, Maryland 21204

Re: 86-333A/Item 213, Parking Variance  
Panther Branch Limited Partnership  
Our File No. 84165

Dear Mr. Moore:

In accordance with your recent meeting with Ed Halle, we are responding to Mr. Planigan's comments on the subject petition. They stated that the total required spaces and an on-site loading area for trucks should be provided.

This petition requests a variance for the total required spaces on the basis that they are not needed for the specific retail feed operation proposed on the site. The petitioner will stipulate at the hearing that, if granted, the variance for parking will apply only to the retail feed store operation proposed and for no other retail use.

The basis for the variance is that the large amount of storage needed to service this facility results in a disproportionately high parking requirement. The relatively high storage requirement stems from the bulky nature of animal feeds and the wide variety of brands and sizes (e.g. 100 lbs., 50 lbs., 25 lbs., 10 lbs., etc.) that must be stocked. Unlike a supermarket where product inventory is stored on the shelves in the aisles of the retail space and because of the bulky nature of animal feed products, this feed operation requires extensive storage area to accommodate the broad variety of products and product sizes sold at retail in the front portion of the building. The remainder of the space is for product storage, really is not retail space, and doesn't generate parking demand. We hope to convince the Zoning Commissioner that this retail feed store is worthy of a parking variance based on the standards of Section 307, Baltimore County Zoning Regulations.

Inventory will be stocked at off-hours. Large incoming deliveries will be received at the company's warehouse facilities in White Hall. The retail facility will be stocked as required during off-hours as indicated.

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., February 13, 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 February 13, 1986.

THE JEFFERSONIAN,

Publisher  
Cost of Advertising

22.00

#### PETITION FOR ZONING VARIANCE

LOCATION: Northwest Side of York Road, approximately 1290 feet Northwest of Mt. Carmel Road  
DATE AND TIME: Tuesday, March 4, 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 on the above-captioned petition for a variance to permit 13 off-street parking spaces in lieu of the 20 required by the Zoning Ordinance.

Being the property of Panther Branch Limited Partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petitioner is granted a building permit, any building erected 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  
Feb. 13.

#### LANDMARK COMMUNITY NEWSPAPERS OF

Westminster, Md., Feb.

THIS IS TO CERTIFY that the annexed advertisement was published for one (1) successive day to the 13th day of February, 1986.

- ☐ Carroll County Times, a daily newspaper in Westminster, Carroll
- ☐ Randallstown News, a weekly newspaper in Baltimore
- ☒ Community Times, a weekly newspaper in Baltimore

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND

Per                     

PETITION FOR ZONING VARIANCE  
7th Election District  
LOCATION: Northwest Side of York Road, approximately 1290 feet Northwest of Mt. Carmel Road  
DATE AND TIME: Tuesday, March 4, 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 on the above-captioned petition for a variance to permit 13 off-street parking spaces in lieu of the 20 required by the Zoning Ordinance.

Mr. C. Richard Moore, Deputy Director  
Page 2  
February 27, 1986

Customer purchases at the Hereford store will occur as follows. The customer will go to counter/display area and tell the counterperson what is needed. A ticket will be written and the customer will take their copy to the storage area and give it to the friendly attendant who will gather and load the order into the customer's vehicle.

The Hereford location will utilize two employees: one at the counter and one to gather and load the customer's orders.

Based on operating experience at the Whitehall Store, retail customers come to the store in an even flow throughout the business day. There is not rush period. We are comfortable that the planned parking will be adequate for this business.

Based on the specific characteristics of this retail feed store, we request that the comment be reconsidered.

Very truly yours,

DAFT-MCCUNE-WALKER, INC.

George E. Gavrellis  
George E. Gavrellis  
Vice President

GEG:cm

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

86-333-A

District 7th Date of Posting February 17, 1986

Posted for: Panther Branch Limited Partnership

Location of property: NW/S York Road, approx. 1290'

NW of Mt. Carmel Road

Location of Sign: NW Side of York Road on front of subject property

Remarks:                     

Posted by:                      Date of return: February 21, 1986

Number of Signs: 1

Case No. 86-333-A

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

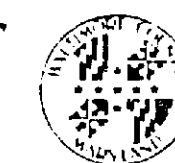
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 27th day of January, 1986.

Panther Branch  
Limited Partnership  
Petitioner's  
Attorney Edward A. Halle, Jr., Esquire

ARNOLD JABLON  
Zoning Commissioner

Received by:                       
Chairman, Zoning Plans  
Advisory Committee



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

STEPHEN E. COLLINS  
DIRECTOR

March 3, 1986

Mr. George E. Gavrellis  
Vice President  
Daft-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21204

RE: 86-333A/Item 213, Parking Variance  
Panther Branch Limited Partnership  
Your file: No. 84165

Dear Mr. Gavrellis:

This office has reviewed your letter dated February 27, 1986 and offer the following comment:

This office finds no objection to the variance for parking as use described in your letter. You indicate that the 5,000 foot addition will be used mainly for storage and will only be stocked during the off hours. Also, there will be no more than two employees for this operation. If, however, the use of this property changes to some other commercial use or the proposed commercial use is expanded, we would anticipate parking problems as well as loading/unloading problems.

We hope this information is helpful to you and if we can provide you further information, please don't hesitate to contact us.

Very truly yours,

C. Richard Moore  
C. Richard Moore  
Deputy Director  
Department of Traffic Engineering

CRM/bza

cc - Mr. Arnold Jablon  
Zoning Commissioner

PETITIONER'S  
EXHIBIT 2

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

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

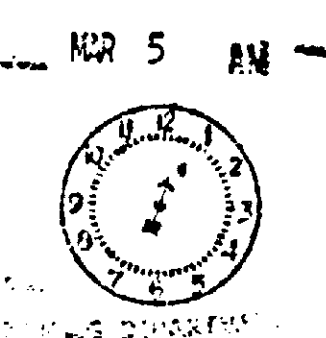
Date: February 6, 1986

SUBJECT: Zoning Petitions Nos. 86-332-A, 86-291-XA, 86-326-A, 86-329-5PH, 86-330-XA, 86-331-A, 86-332-A and 86-333-A

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

Norman E. Gerber, AICP  
Norman E. Gerber, AICP  
Director

NEG:JCH:slm



Mr. C. Richard Moore, Deputy Director  
Department of Traffic Engineering  
County Courts Building  
Towson, Maryland 21204

This office has reviewed your letter dated February 27, 1986 and offer the following comment:

This office finds no objection to the variance for parking as use described in your letter. You indicate that the 5,000 foot addition will be used mainly for storage and will only be stocked during the off hours. Also, there will be no more than two employees for this operation. If, however, the use of this property changes to some other commercial use or the proposed commercial use is expanded, we would anticipate parking problems as well as loading/unloading problems.

We hope this information is helpful to you and if we can provide you further information, please don't hesitate to contact us.

Very truly yours,

C. Richard Moore  
C. Richard Moore  
Deputy Director  
Department of Traffic Engineering

cc - Mr. Arnold Jablon  
Zoning Commissioner



# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1986

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

Edward A. Halle, Jr., Esquire  
201 North Charles Street, 7th Floor  
Baltimore, Maryland 21201

RE: Item No. 213 - Case No. 86-333-A  
Panther Branch Limited Partnership -  
Petitioner  
Variance Petition

Dear Mr. Halle:

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 Commission 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:nr

Enclosures

cc: Daft-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21204



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

December 16, 1985  
Re: Baltimore County  
Item 213  
Property Owner:  
Edward A. Halle, Jr.  
Location: N/E side  
of York Road (Route 45)  
1290' NW of Mount Carmel  
Road  
Existing Zoning: B.L.  
Proposed Zoning: Var.  
to permit 13 instead of  
the required 33 off street  
parking spaces  
Acres: .3  
District: 7th

Att: James Dyer

Dear Mr. Dyer:

On review of the revised submittal of 10/28/85, the State Highway Administration will require the site plan to be revised to show a proposed 80' R/W (40' & section).

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

CL-GW:es

cc: J. Ogle

enclosure

My telephone number is 301-659-1350  
Teletypewriter for Impaired Hearing or Speech  
3137555 Baltimore Metro - 565-0451 D.C. Metro - 3-800-492-5062 Statewide Toll Free  
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717



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

February 6, 1986  
Re: Baltimore County  
Item N. 213  
Property Owner: Edward  
A. Halle, Jr.  
Location: N/E side  
York Road, (Route 45)  
1290' NW of Mount  
Carmel Road  
Existing zoning: B.L.  
Proposed Zoning: Var.  
to permit 13 instead of  
the required 33 off  
street parking spaces  
Acres: .3  
District: 7th

Att: James Dyer

Dear Mr. Dyer:

On review of the revised submittal of 1/22/86, showing the future 80' Right-of-Way (40' section) the State Highway Administration finds the plan generally acceptable.

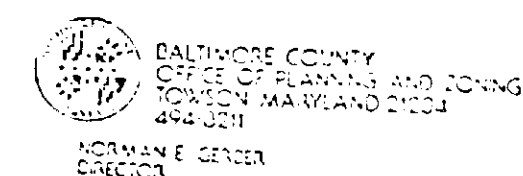
Very truly yours,

*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  
3837555 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



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

FEBRUARY 4, 1986

Re: Zoning Advisory Meeting of DECEMBER 10, 1985  
Item # 213 EDWARD A. HALLE, JR.,  
N/E/S OF YORK RD. 1290' NW  
OF MOUNT CARMEL RD.

Dear Mr. Jablon:

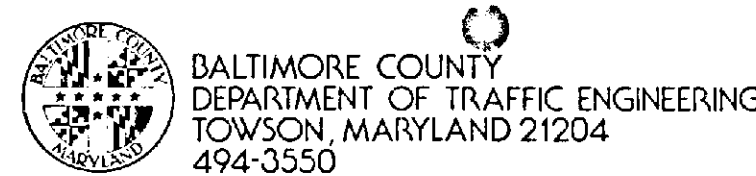
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting was held and the minutes will be referred to the Bureau of Public Services.
- ☒ This site is part of a larger tract. Therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ 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 preparation 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.
- ☒ 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 1/22/86.
- ☒ A Conditional Use Permit was granted by the Planning Board on 1/22/86.
- ☒ The property is located in a flood plain area controlled by a "top level" flood protection system. The property owner must obtain a Floodplain Development Permit from the Department of Public Works.
- ☒ The property is located in a flood plain area controlled by a "top level" flood protection system. The property owner must obtain a Floodplain Development Permit from the Department of Public Works.

*WHITE HAS OF CRG PLAN (W-85-161)  
GRANTED BY THE PLANNING BOARD OCT 17, 1985*

cc: James Dyer

Edward A. Halle, Jr.  
Chief, Current Planning and Development



STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

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

Item No. 213 -ZAC- Meeting of December 10, 1985  
Property Owner: Edward A. Halle, Jr.  
Location: N/E side of York Road, 1290' NW of Mount Carmel Rd  
Existing Zoning: B.L.  
Proposed Zoning: Variance to permit 13 instead of the required 33 off street parking spaces

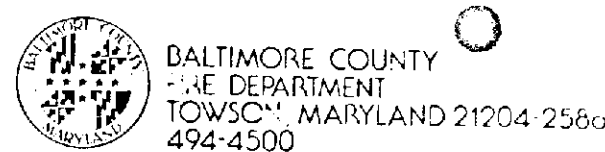
Acres: .3  
District: 7th

Dear Mr. Jablon:

This site should provide the required number of parking spaces and a on site loading area for trucks.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineering Associate II

MSF/bld



PAUL H. REINCKE  
CHIEF

December 17, 1985

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

A. ention: Mr. Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Edward A. Halle, Jr.

Location: NE side of York Road, 1290' NW of Mt. Carmel Road

Item No.: 213 Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

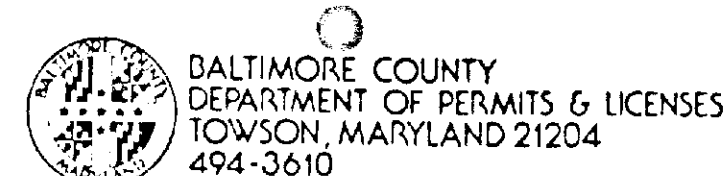
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ 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 road 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.
- (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 comment at this time.

REVIEWER: *John F. O'Neill* Noted and Approved:  
Planning Group  
Special Inspection Division  
Fire Prevention Bureau

/mb



TED ZALESKI, JR.  
DIRECTOR

December 27, 1985

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

Dear Mr. Jablon:

Comments on Item # 213 Zoning Advisory Committee Meeting are as follows:

Property Owner: Edward A. Halle, Jr.

Location: N/E Side of York Road, 1290' NW of Mount Carmel Road

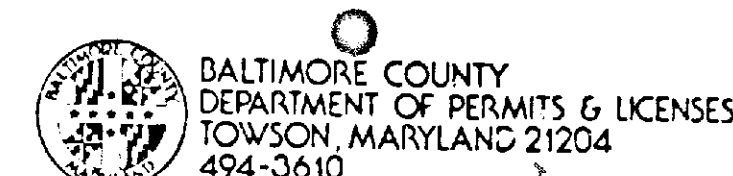
District: 7th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 40-81. The Maryland Code for the Handicapped and Aged (19-101, 19-102, 19-103) 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 is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All One Group except One Single Family Detached Dwelling require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. Two Group require a one hour wall 1' closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire 1' party wall. See Table 401.0, Section 101.0 and Table 101.0. 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 must be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 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 use requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from the \_\_\_\_\_ to the \_\_\_\_\_ or to Mixed Use. See Section 313.2 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 150.0 of the Building Code as adopted by Bill 40-81. Site plans shall show the current elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: Building, parking and access shall comply with State Handicapped Code. See also Section 313.2 for mixed uses. Section 505.2 shall be applicable.

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

By: C. E. Burman, Chief  
Building Plans Section



TED ZALESKI, JR.  
DIRECTOR

February 11, 1986

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

Dear Mr. Jablon:

Comments on Item # 213 Zoning Advisory Committee Meeting are as follows:

Property Owner: Edward A. Halle, Jr.

Location: N/E Side of York Road, 1290' NW of Mount Carmel Road

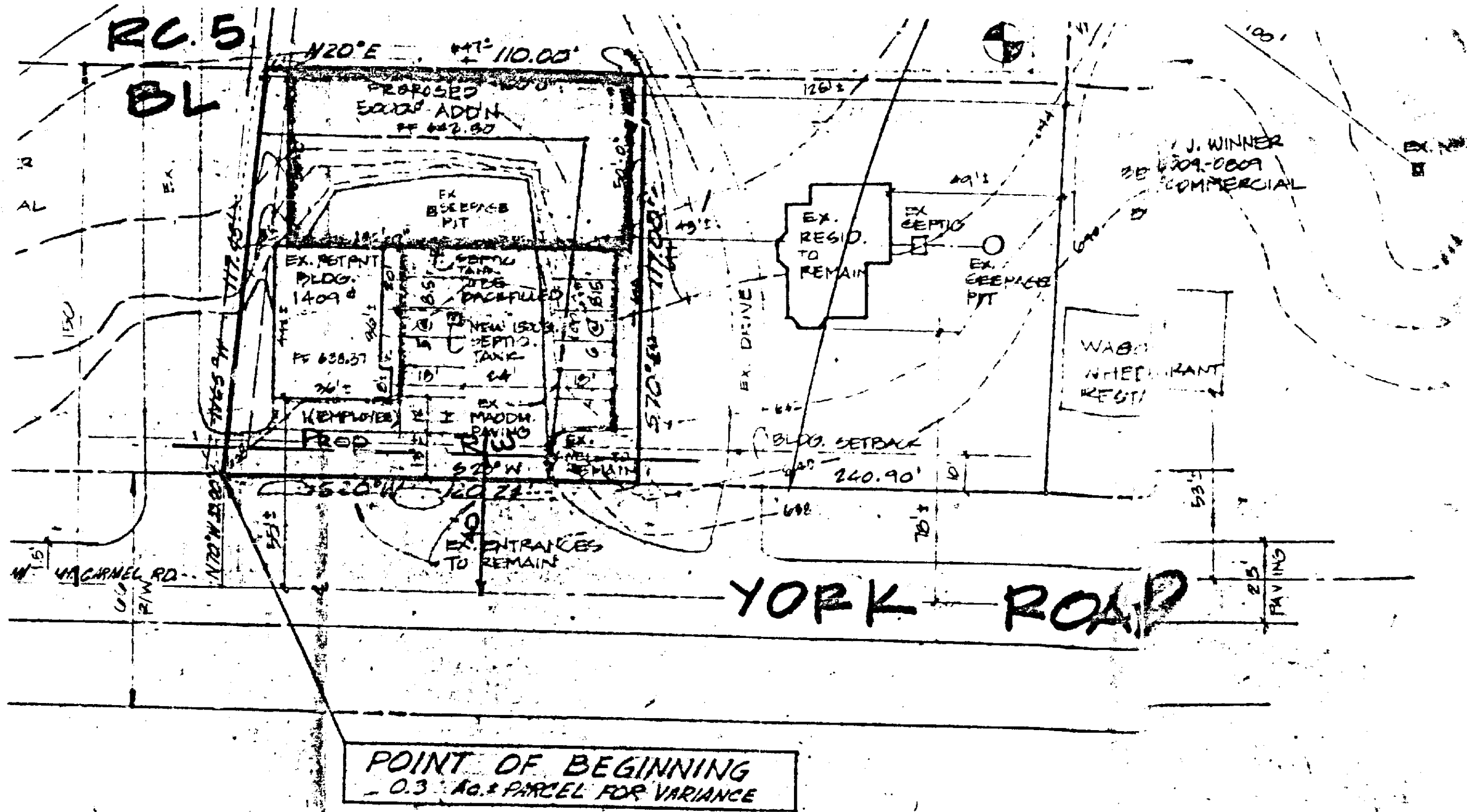
District: 7th.

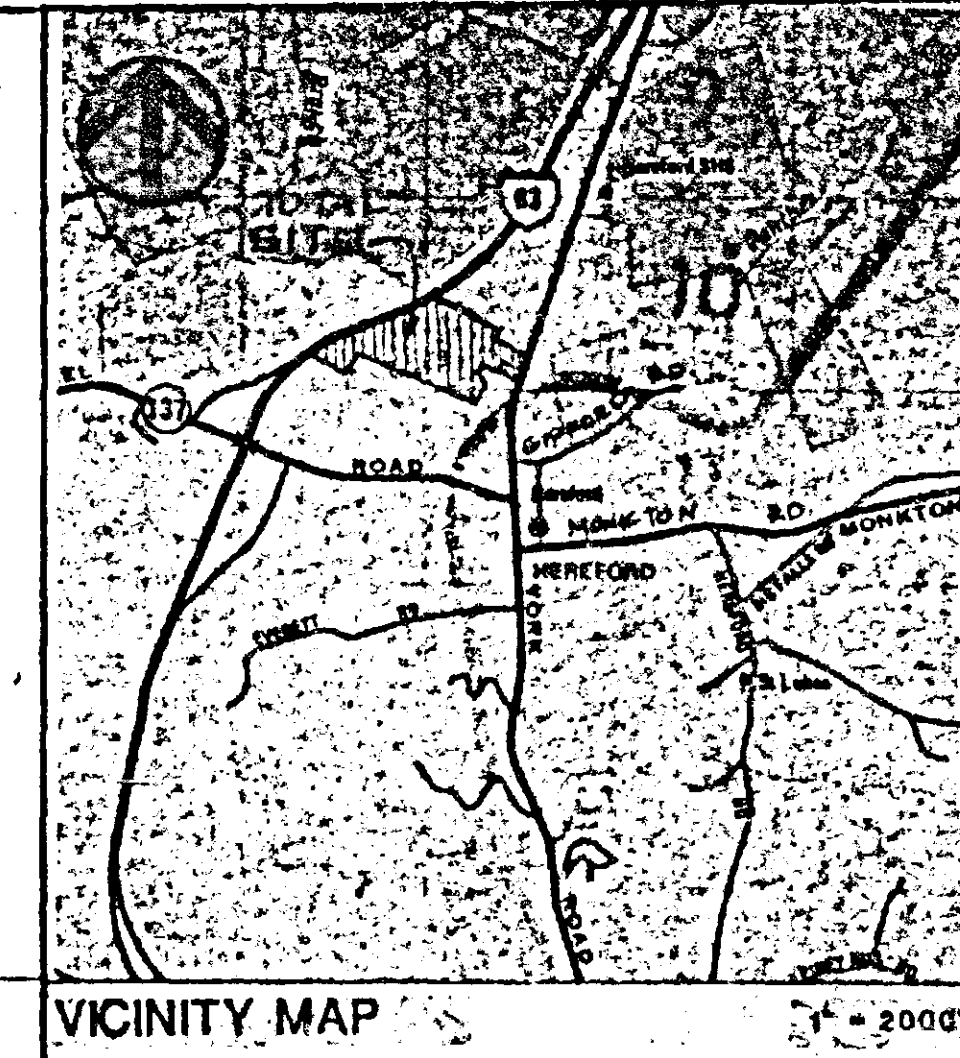
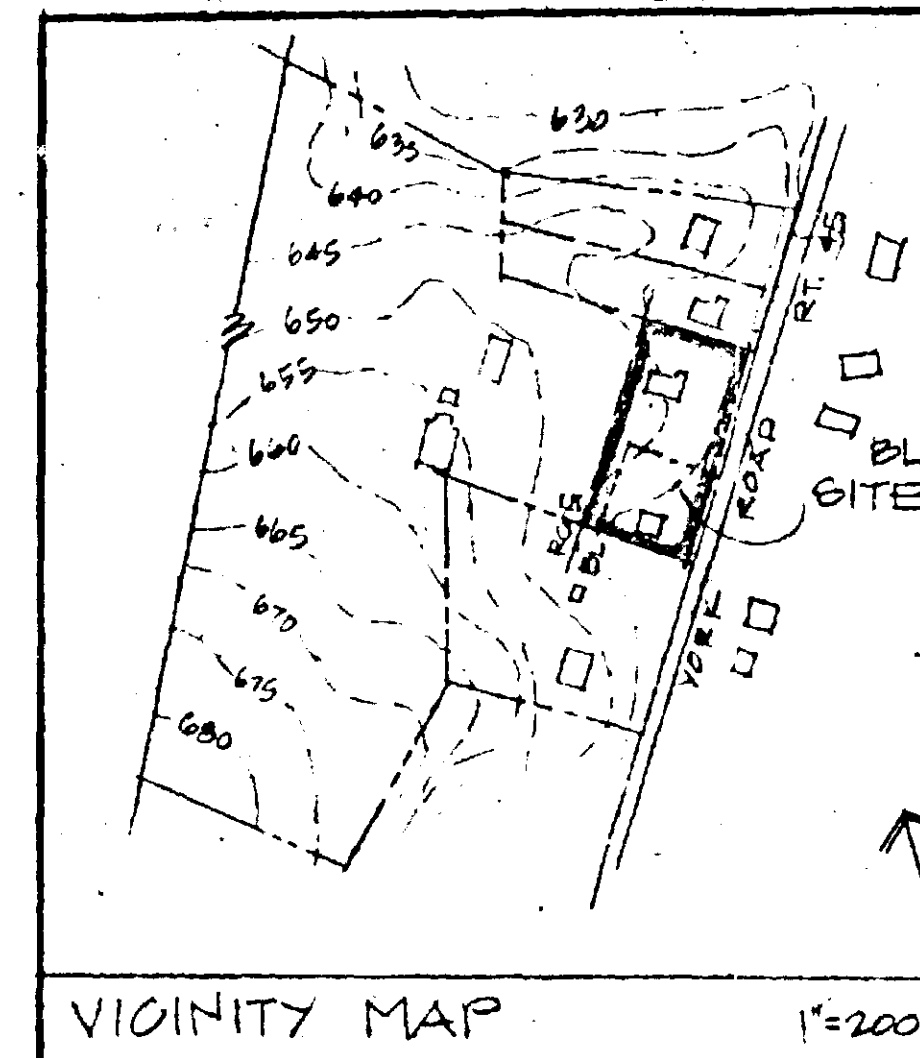
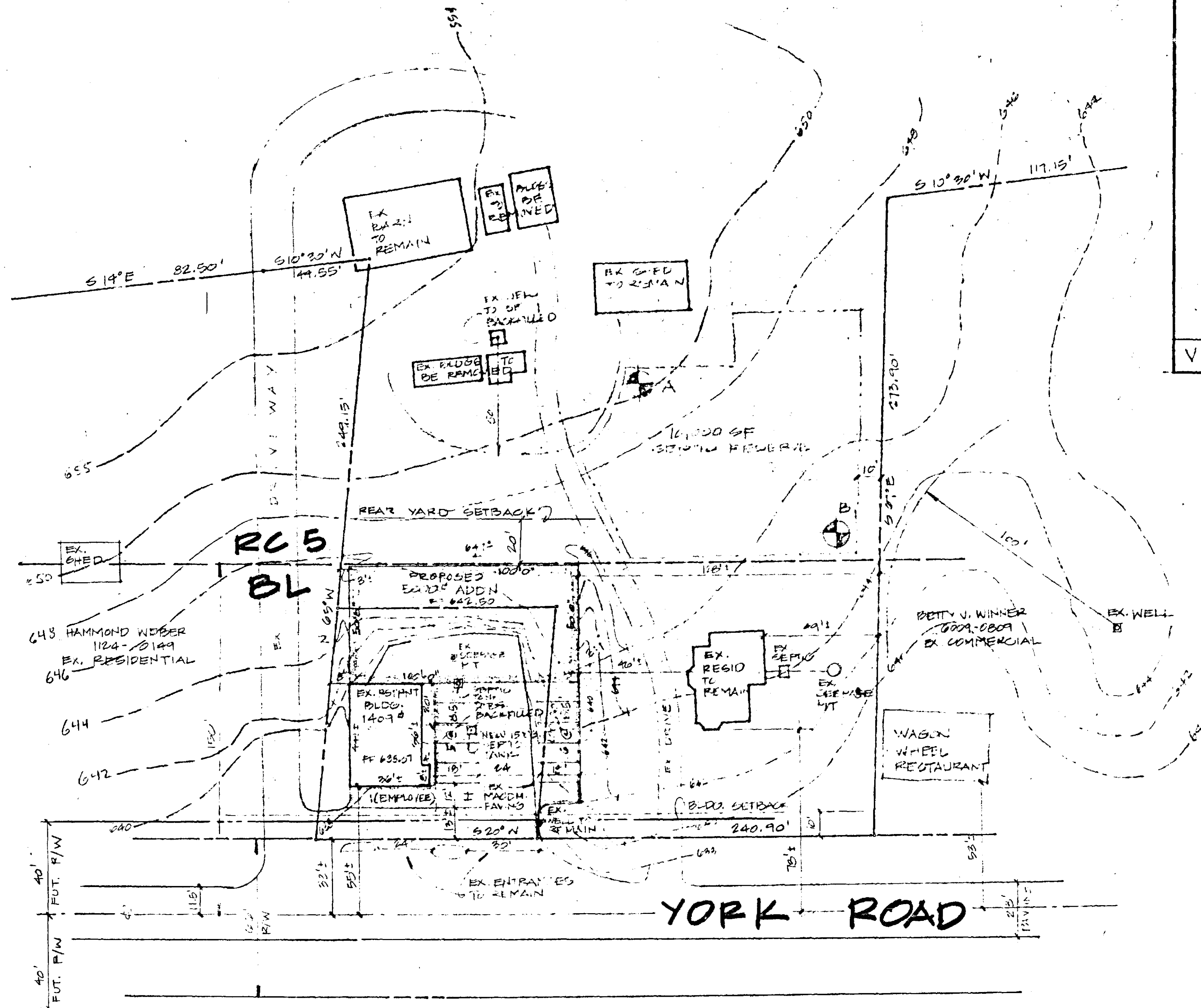
APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 40-81. The Maryland Code for the Handicapped and Aged (19-101, 19-102, 19-103) 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 is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All One Group except One Single Family Detached Dwelling require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. Two Group require a one hour wall 1' closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire 1' party wall. See Table 401.0, Section 101.0 and Table 101.0. 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 must be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 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 use requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from the \_\_\_\_\_ to the \_\_\_\_\_ or to Mixed Use. See Section 313.2 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 150.0 of the Building Code as adopted by Bill 40-81. Site plans shall show the current elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: Should the building storage include flammables please review Section 306.0, Tables 306.2 and 306.2.1 for applicability. Compliance with Table 501, Table 101.0, and 313.2 should also be reviewed for applicability. No response to previous comments.
- ☒ 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 101 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief  
Building Plans Section







OWNER:  
PANTHER BRANCH LTD. PARTNERSHIP  
90 EDWARD A. HALL, JR.  
MT ZION RD.  
UPPERCO, MD. 21155  
(301) 329-2171

SITE DATA:  
AREA = 0.65 AC. BL  
FAR ALLOWED = 0.65 x 3.0 = 1.95 = 84,600 SF  
PROPOSED = 6401 SF RETAIL

PARKING DATA:  
EXISTING BLDG. 1401 SF RETAIL  
PROPOSED ADDN. 5000 SF RETAIL STORAGE  
TOTAL 6401 SF @ 1/200 = 32.05 SPACES REQ'D.  
PARKING PROVIDED = 12 SPACES (5'1/2' x 13')  
1 HANDICAP (12' x 18')  
13 SPACES TOTAL

NOTE: S.H.A. HAS NO PLANS TO IMMEDIATELY IMPROVE YORK RD. NOR IS IT REQUIRING ANY DEDICATION OF RIGHT OF WAYS AT THIS TIME.  
NOTE: BOTH PROPERTIES ARE IN THE PROCESS OF BEING COMBINED INTO ONE PARCEL.  
NOTE: ALL ITEMS STORED ON SITE TO BE SOLD AT RETAIL ONLY.

**WHITEHALL  
FEED CO.**

ELIZABETH DISTRICT 7 BALTO. CO., MD.  
ITEM #213 1-7-86 REVISED PLANS

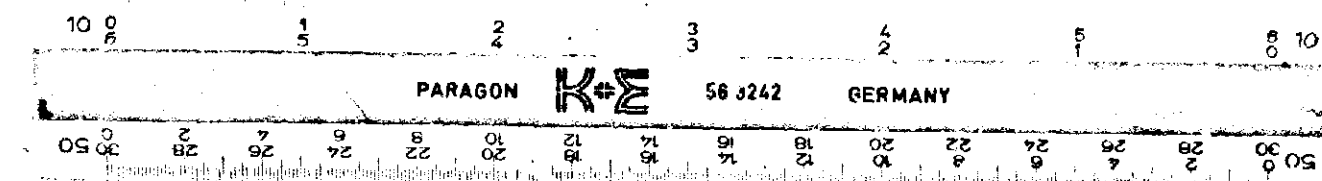
DAFT. McCUNE-WALKER INC.

#84165  
1" = 30'  
7/3/85  
REV. 1-22-86 (NOTE)



PRINTED  
JAN 23 1986

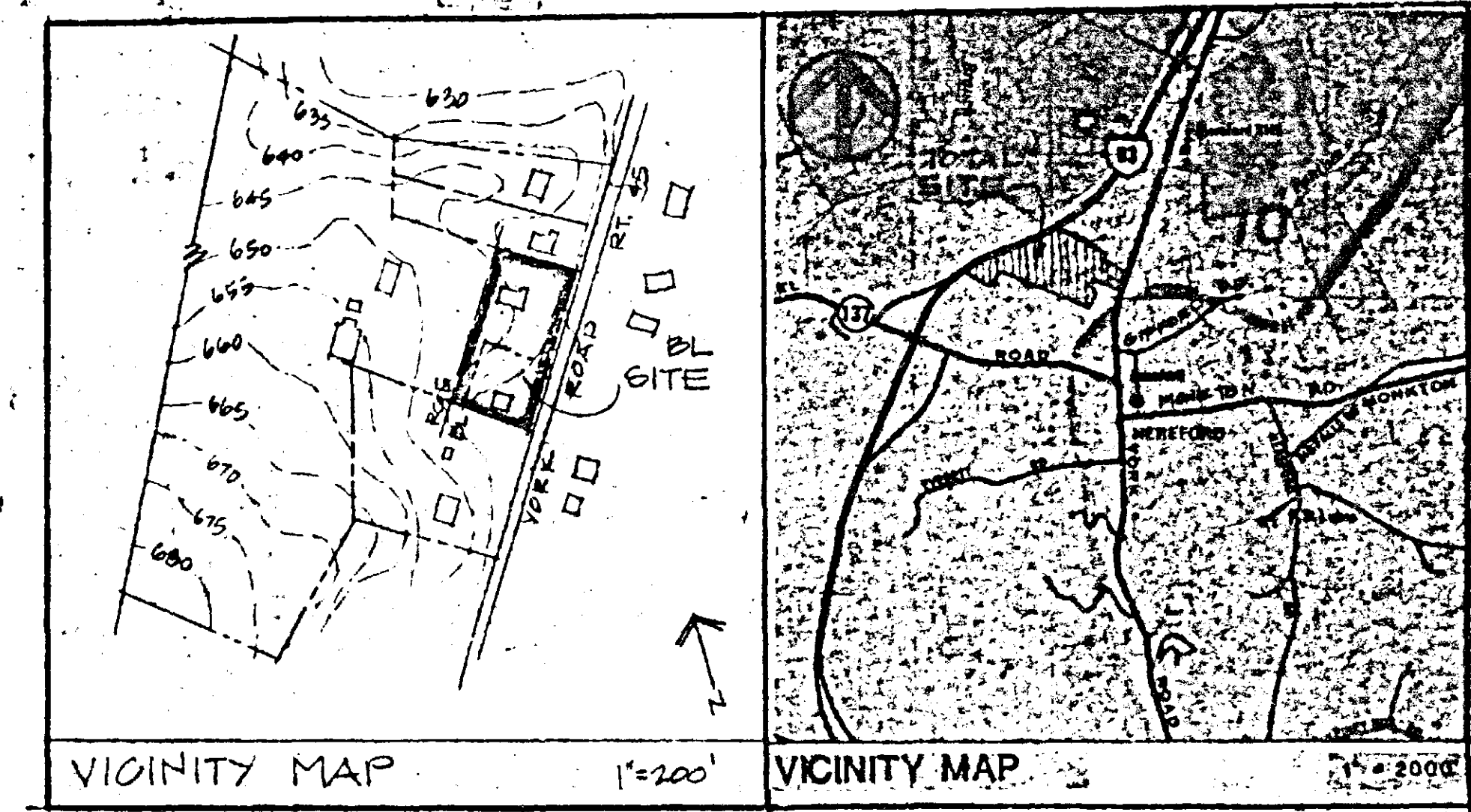
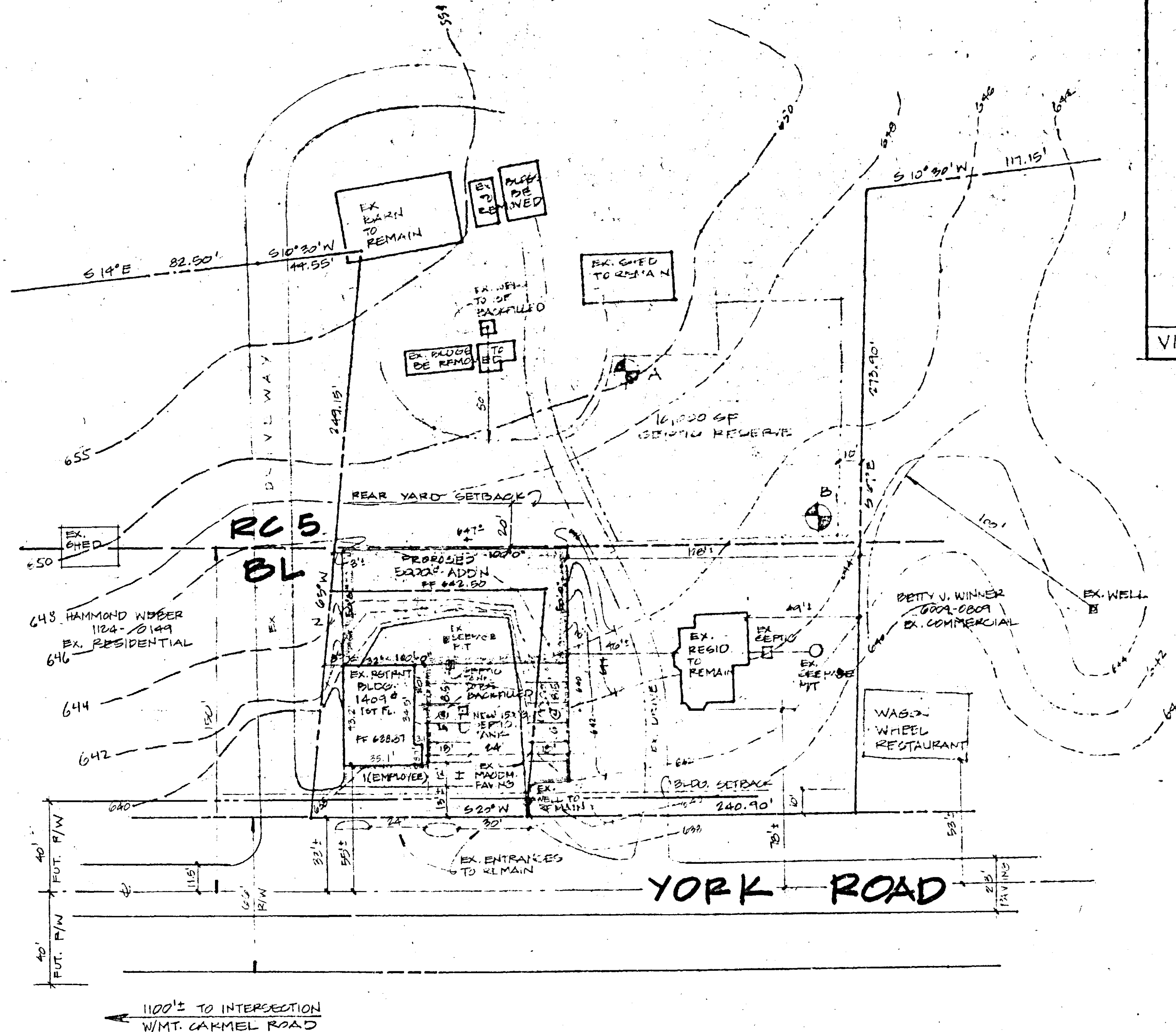
DAFT. McCUNE-WALKER, INC.





WHITEHALL  
FEED CO.

84165



OWNER:  
PANTHER BRANCH LTD. PARTNERSHIP  
% EDWARD A. HALL, JR.  
MT ZION RD.  
UPPER MD. 21155  
(301) 329-2171

SITE DATA:  
AREA = 0.65 AC. BL  
FAR ALLOWED =  $0.65 \times 9.0 = 1.95 = 84,600$  SF  
PROPOSED = 6409 SF RETAIL

PARKING DATA:  
EXISTING BLDG. 1409 SF  
PROPOSED ADDN. 5000 SF  
TOTAL 6409 SF @  $1/200 = 32.05$   
475 SF @  $1/500 = 0.95$   
33 SPACES REQUIRED

PARKING PROVIDED = 12 SPACES (8'1/2' x 13')  
1 HANDICAP (12' x 13')  
13 SPACES TOTAL

NOTE: S.H.A. HAS NO PLANS TO IMMEDIATELY IMPROVE YORK RD. NOR IS IT REQUIRING ANY DEDICATION OF RIGHT OF WAYS AT THIS TIME.

NOTE: BOTH PROPERTIES ARE IN THE PROCESS OF BEING COMBINED INTO ONE PARCEL.

NOTE: ALL ITEMS STORED ON SITE TO BE SOLD AT RETAIL ONLY.

PRINTED

MAR 03 1986

DAFT-McCUNE-WALKER, INC.

**WHITEHALL  
FEED CO.**

SECTION DISTRICT 7 BALTO. CO., MD.  
ITEM #213

DAFT-McCUNE-WALKER INC.

#84165

1"=30'

9/2/85

RE: 1-22-85 (NOTE)  
2-25-86 PARKING DATA

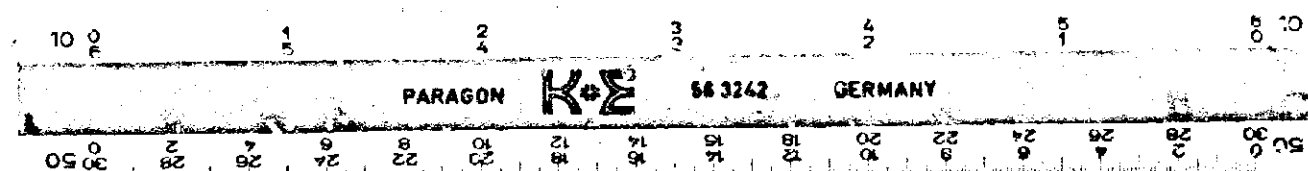
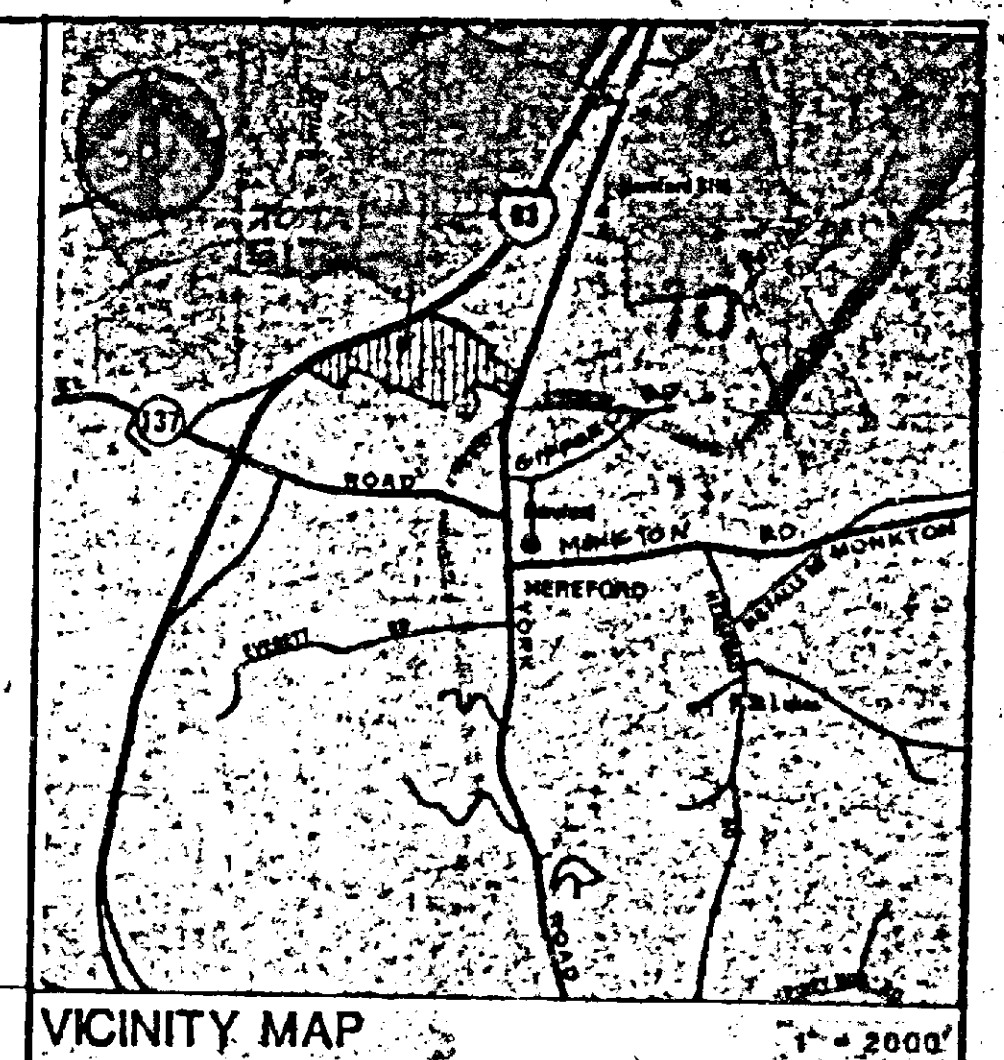
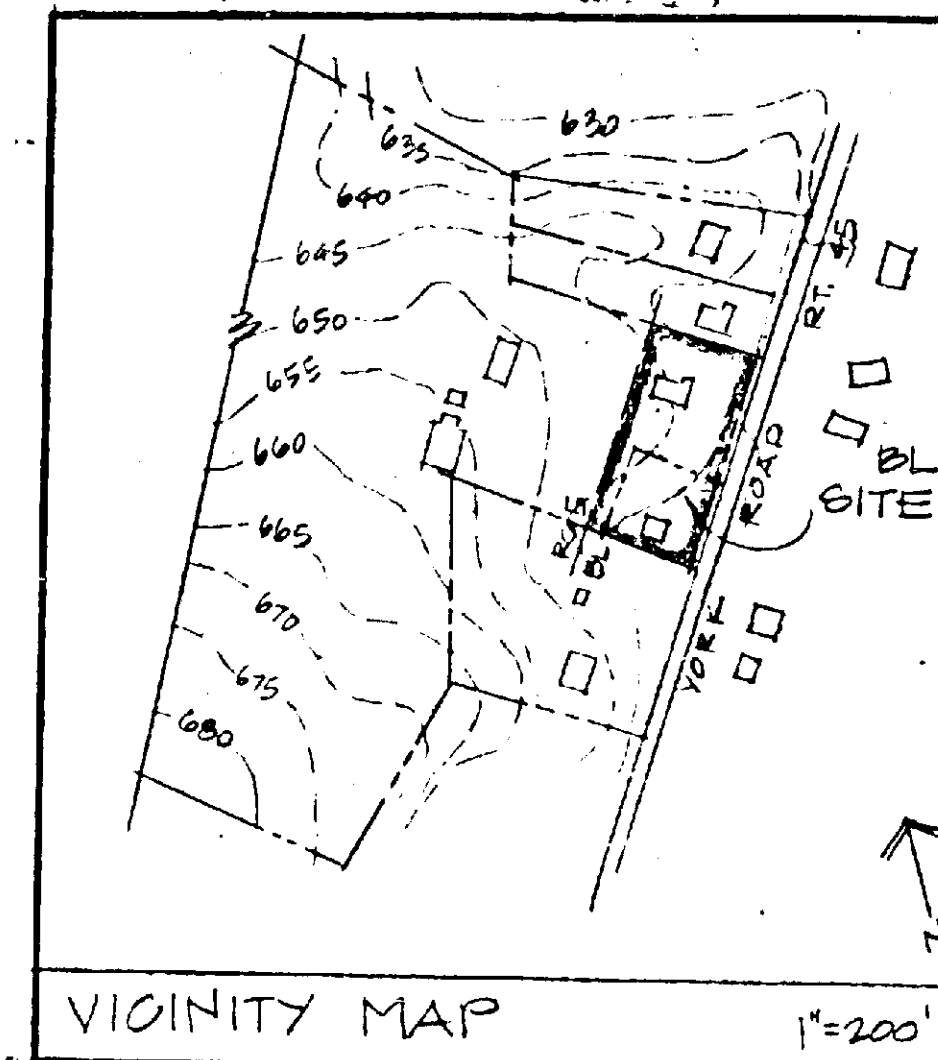
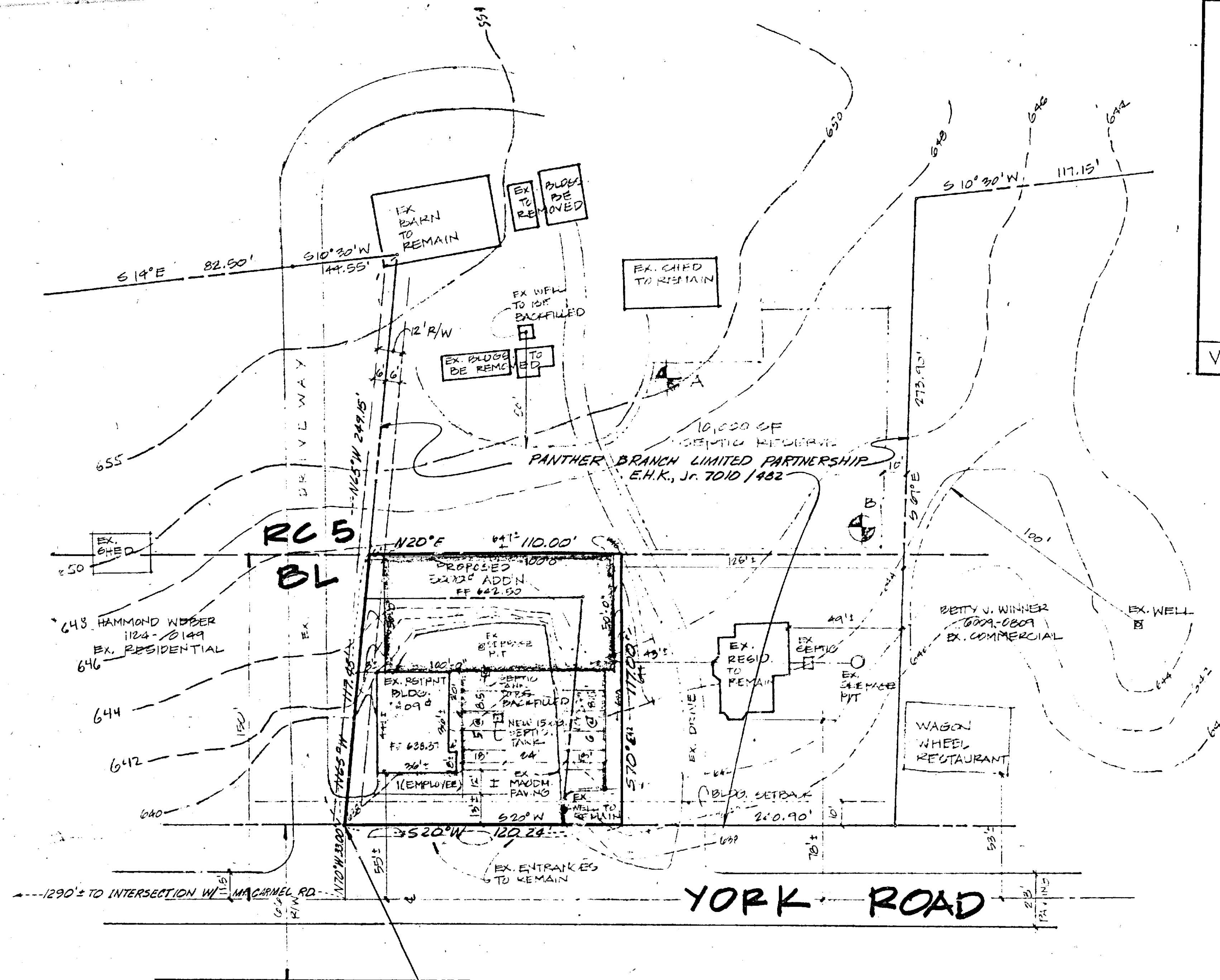


EXHIBIT  
PLATONERS





OWNER:  
 PANTHER BRANCH LTD. PARTNERSHIP  
 40 EDWARD A. HALL, JR.  
 MT ZION RD.  
 UPPER MD. 21155  
 (301) 329-2171  
 (301) 539-5881

SITE DATA:  
 AREA = 0.65 AC. BL  
 FAR ALLOWED = 0.65 x 3.0 = 1.95 = 84,600 SF  
 PROPOSED = 6409 SF RETAIL

PARKING DATA:  
 EXISTING BLDG. 1409 SF RETAIL  
 PROPOSED ADDN. 3000 SF RETAIL STORAGE  
 TOTAL 6409 SF @ 1/200 = 32.05 SPACES REQ'D.  
 PARKING PROPOSED = 12 SPACES (8'1/2' x 18')  
 1 HANDICAP (12' x 18')  
 13 SPACES TOTAL

PLAT TO ACCOMPANY  
 PETITION FOR VARIANCE

WHITEHALL  
 FEED CO.

ELECTION DISTRICT 7 BALTO. CO., MD.

DAFT. McCUNE-WALKER INC.

#84165

1"=30'

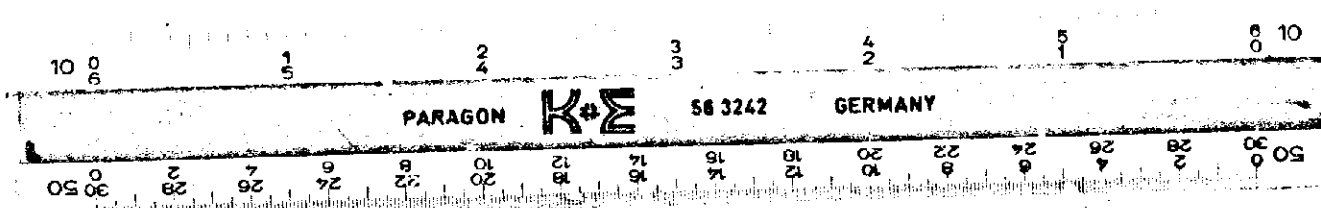
9/3/85

REV. 10/28/85 (PAW)

PRINTED

NOV. 21 1985

DAFT. McCUNE-WALKER, INC.





# 213 86-333-A Stuffed PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2b.(6) to permit 13 instead of the required 33 off-street parking spaces.

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

Petitioner proposes to convert a former restaurant to a feed store and to construct a storage addition for feed sold at retail. The large amount of storage needed to service this facility results in a disproportionately high parking requirement. Compliance with a parking standard aimed at total retail use is unnecessarily burdensome and creates conditions of unreasonable hardship and practical difficulty for the specific feed store operation proposed for the 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 bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)

Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Legal Owner(s):  
Edward A. Halle, Jr., General Partner  
(Type or Print Name)

Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Attorney for Petitioner:  
Edward A. Halle, Jr.  
(Type or Print Name)

Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Attorney's Telephone No.: 539-5881

Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of

January 19, 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 113, County Office Building in Towson, Baltimore County, on the 4th day of March, 1986, at 10:30 o'clock a.m.

Zoning Commissioner of Baltimore County.

(over)

DAFT-MCCLINE-WALKER, INC.

200 East Pennsylvania Avenue  
Towson, Maryland 21204  
Telephone: 301-296-3333

Land Planning Consultants  
Landscape Architects  
Engineers & Surveyors

Description

Description to Accompany Petition for Variance  
Seventh Election District, Baltimore County, Maryland.

Beginning for the same on the northwest side of York Road at a point situate at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of York Road with the centerline of Mount Carmel Road,

(1) Binding on said centerline of York Road northeasterly 1,290 feet more or less, and thence (2) North 70 degrees West 33.00 feet to the place of beginning, thence leaving said place of beginning and said northwest side of York Road and running, (1) North 65 degrees West 117.45 feet to intersect the dividing line between the area zoned RL and the area zoned R.C. 5, as shown on the Official Zoning Map No. NW 28-C for the Baltimore County Metropolitan Area, thence running and binding on said dividing line, (2) North 20 degrees East 110.00 feet thence leaving said dividing line and running, (3) South 70 degrees East 117.00 feet to intersect the aforesaid northwest side of York Road, thence running and binding thereon, (4) South 20 degrees West 120.24 feet to the place of beginning.

Containing 0.3 acres of land more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Our Job Number: 84165 (00-1d4165.1)

November 20, 1985

Page 1 of 1



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

ARNOLD JABLON  
ZONING COMMISSIONER

March 12, 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Edward A. Halle, Jr., Esquire  
201 North Charles Street  
7th Floor  
Baltimore, MD 21201

RE: PETITION FOR VARIANCE  
NW/4 of York Road, approx.  
1290' NW of Mt. Carmel Road -  
7th Election District  
Panther Branch Limited  
Partnership, Petitioner  
Case No. 86-333-A

Dear Mr. Halle:

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

Very truly yours,

JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE

7th Election District

LOCATION: Northwest Side of York Road, approximately 1290 feet Northwest of Mt. Carmel Road

DATE AND TIME: Tuesday, March 4, 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 Variance to permit 13 off-street parking spaces in lieu of the required 33

Being the property of Panther Branch Limited Partnership, 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 and made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE  
NW/4 of York Road, approx.  
1290' NW of Mt. Carmel Rd.  
7th District

PANTHER BRANCH LIMITED  
PARTNERSHIP, Petitioner

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Case No. 86-333-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  
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 5th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Edward A. Halle, Jr., Esquire, 201 N. Charles St., Baltimore MD 21201, Attorney for Petitioner.

Peter Max Zimmerman

28, 1986 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- At any such time as the site is to be utilized for other than a retail feed store operation, the full parking requirements of the B2B shall be met.
- No more than three (3) employees shall be employed on the site at any one time.
- Landscaping shall be installed as required and approved by Current Planning and Development.

JEAN M. H. JUNG  
Deputy Zoning Commissioner  
of Baltimore County

JMHJ:bg

ORDER RECEIVED FOR FILING

DATE

BY

ORDER RECEIVED FOR FILING

DATE

BY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

February 17, 1985

Edward A. Halle, Jr., Esquire  
201 North Charles Street  
7th Floor  
Baltimore, Maryland 21201

Re: Petition for Zoning Variance  
NW/4 York Rd., approx. 1290' NW of Mt. Carmel Rd.  
7th Election District  
Panther Branch Limited Partnership - Petitioner  
Case No. 86-333-A

Dear Mr. Halle:

This is to advise you that \$34.75 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.

BALTIMORE COUNTY, MARYLAND No. 018514  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 2/17/86 ACCOUNT 210-115-00  
BY PHILLIS COLE FRIEDMAN  
AMOUNT \$ 34.75  
RECEIVED FROM Panther Branch Limited Partnership  
FOR Advertising and Posting of Zoning Sign and Post  
VALIDATION OR SIGNATURE OF CASHIER



Edward A. Halle, Jr., Esquire  
201 North Charles Street  
7th Floor  
Baltimore, Maryland 21201

January 31, 1986

#### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
NW/S York Rd., approx. 1290' NW/Mt. Carmel Rd.  
7th Election District  
Panther Branch Limited Partnership - Petitioner  
Case No. 86-333-A

TIME: 10:30 a.m.

DATE: Tuesday, March 4, 1986

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

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

No. 012094

DATE 2/27/86 ACCOUNT                       
AMOUNT \$                       
RECEIVED FROM                       
PAID TO                       
VALIDATION OR SIGNATURE OF CASHIER                     

DAFT-MCCUNE-WALKER, INC.

200 East Pennsylvania Avenue  
Towson, Maryland 21204  
Telephone 301-296-3333  
Land Planning Consultants  
Landscape Architects  
Engineers & Surveyors

February 27, 1986

Mr. C. Richard Moore, Deputy Director  
Department of Traffic Engineering  
County Courts Building  
Towson, Maryland 21204

Re: 86-333A/Item 213, Parking Variance  
Panther Branch Limited Partnership  
Our File No. 84165

Dear Mr. Moore:

In accordance with your recent meeting with Ed Halle, we are responding to Mr. Planigan's comments on the subject petition. They stated that the total required spaces and an on-site loading area for trucks should be provided.

This petition requests a variance for the total required spaces on the basis that they are not needed for the specific retail feed operation proposed on the site. The petitioner will stipulate at the hearing that, if granted, the variance for parking will apply only to the retail feed store operation proposed and for no other retail use.

The basis for the variance is that the large amount of storage needed to service this facility results in a disproportionately high parking requirement. The relatively high storage requirement stems from the bulky nature of animal feeds and the wide variety of brands and sizes (e.g. 100 lbs., 50 lbs., 25 lbs., 10 lbs., etc.) that must be stocked. Unlike a supermarket where product inventory is stored on the shelves in the aisles of the retail space and because of the bulky nature of animal feed products, this feed operation requires extensive storage area to accommodate the broad variety of products and product sizes sold at retail in the front portion of the building. The remainder of the space is for product storage, really is not retail space, and doesn't generate parking demand. We hope to convince the Zoning Commissioner that this retail feed store is worthy of a parking variance based on the standards of Section 307, Baltimore County Zoning Regulations.

Inventory will be stocked at off-hours. Large incoming deliveries will be received at the company's warehouse facilities in White Hall. The retail facility will be stocked as required during off-hours as indicated.

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., February 13, 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 February 13, 1986.

THE JEFFERSONIAN,

Publisher  
Cost of Advertising

22.00

#### LANDMARK COMMUNITY NEWSPAPERS OF

Westminster, Md., Feb.

THIS IS TO CERTIFY that the annexed advertisement was published for one (1) successive day to the 13th day of February, 1986.

- ☐ Carroll County Times, a daily newspaper in Westminster, Carroll  
☐ Randallstown News, a weekly newspaper in Randallstown, Baltimore  
☒ Community Times, a weekly newspaper in Baltimore

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND

Per                     

Mr. C. Richard Moore, Deputy Director  
Page 2  
February 27, 1986

Customer purchases at the Hereford store will occur as follows. The customer will go to counter/display area and tell the counterperson what is needed. A ticket will be written and the customer will take their copy to the storage area and give it to the friendly attendant who will gather and load the order into the customer's vehicle.

The Hereford location will utilize two employees: one at the counter and one to gather and load the customer's orders.

Based on operating experience at the Whitehall Store, retail customers come to the store in an even flow throughout the business day. There is not rush period. We are comfortable that the planned parking will be adequate for this business.

Based on the specific characteristics of this retail feed store, we request that the comment be reconsidered.

Very truly yours,

DAFT-MCCUNE-WALKER, INC.

George E. Gavrellis  
George E. Gavrellis  
Vice President

GEG:cm

#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

86-333-A

District 7th Date of Posting February 17, 1986  
Posted for: Panther Branch Limited Partnership  
Location of property: NW/S York Rd. approx. 1290'  
NW of Mt. Carmel Rd.  
Location of Sign: NW side of York Road on front of subject property  
Remarks:                       
Posted by:                      Date of return: February 21, 1986  
Number of Signs: 1

Case No. 86-333-A

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

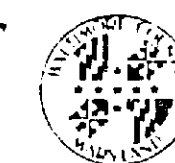
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 27th day of January, 1986.

Panther Branch  
Limited Partnership  
Petitioner's Attorney  
Edward A. Halle, Jr., Esquire

ARNOLD JABLON  
Zoning Commissioner

Received by:                       
Chairman, Zoning Plans & Advisory Committee



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

STEPHEN E. COLLINS  
DIRECTOR

March 3, 1986

Mr. George E. Gavrellis  
Vice President  
Daft-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21204

Re: 86-333A/Item 213, Parking Variance  
Panther Branch Limited Partnership  
Your file: No. 84165

Dear Mr. Gavrellis:

This office has reviewed your letter dated February 27, 1986 and offer the following comment:

This office finds no objection to the variance for parking as described in your letter. You indicate that the 5,000 foot addition will be used mainly for storage and will only be stocked during the off hours. Also, there will be no more than two employees for this operation. If, however, the use of this property changes to some other commercial use or the proposed commercial use is expanded, we would anticipate parking problems as well as loading/unloading problems.

We hope this information is helpful to you and if we can provide you further information, please don't hesitate to contact us.

Very truly yours,

C. Richard Moore  
C. Richard Moore  
Deputy Director  
Department of Traffic Engineering

CRM/bza

cc - Mr. Arnold Jablon  
Zoning Commissioner

PETITIONER'S  
EXHIBIT 2

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner  
FROM: Office of Planning and Zoning

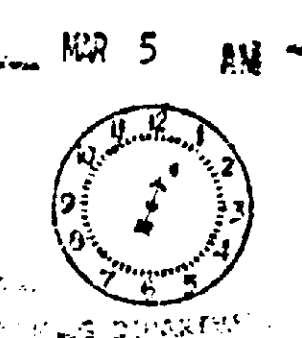
Date: February 6, 1986

SUBJECT: Zoning Petitions Nos. 86-332-A, 86-291-XA, 86-326-A, 86-329-5PH, 86-330-XA, 86-331-A, 86-332-A and 86-333-A

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

Norman E. Gerber, Jr.  
Norman E. Gerber, Jr.  
Director

NEG:JCH:slm



Mr. C. Richard Moore  
Deputy Director  
Department of Traffic Engineering  
County Courts Building  
Towson, Maryland 21204

This office has reviewed your letter dated February 27, 1986 and offer the following comment:

This office finds no objection to the variance for parking as described in your letter. You indicate that the 5,000 foot addition will be used mainly for storage and will only be stocked during the off hours. Also, there will be no more than two employees for this operation. If, however, the use of this property changes to some other commercial use or the proposed commercial use is expanded, we would anticipate parking problems as well as loading/unloading problems.

We hope this information is helpful to you and if we can provide you further information, please don't hesitate to contact us.

Very truly yours,

C. Richard Moore  
C. Richard Moore  
Deputy Director  
Department of Traffic Engineering

cc - Mr. Arnold Jablon  
Zoning Commissioner



# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 7, 1986

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

Edward A. Halle, Jr., Esquire  
201 North Charles Street, 7th Floor  
Baltimore, Maryland 21201

RE: Item No. 213 - Case No. 86-333-A  
Panther Branch Limited Partnership -  
Petitioner  
Variance Petition

Dear Mr. Halle:

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 Commission 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:nr

Enclosures

cc: Daft-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21204



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

December 16, 1985  
Re: Baltimore County  
Item 213  
Property Owner:  
Edward A. Halle, Jr.  
Location: N/E side  
of York Road (Route 45)  
1290' NW of Mount Carmel  
Road  
Existing Zoning: B.L.  
Proposed Zoning: Var.  
to permit 13 instead of  
the required 33 off street  
parking spaces  
Acres: .3  
District: 7th

Att: James Dyer

Dear Mr. Dyer:

On review of the revised submittal of 10/28/85, the State Highway Administration will require the site plan to be revised to show a proposed 80' R/W (40' & section).

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

CL-GW:es

cc: J. Ogle

enclosure

My telephone number is 301-659-1350  
Teletypewriter for Impaired Hearing or Speech  
937555 Baltimore Metro - 565-0451 D.C. Metro - 3-800-492-5062 Statewide Toll Free  
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717



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

February 6, 1986  
Re: Baltimore County  
Item N. 213  
Property Owner: Edward  
A. Halle, Jr.  
Location: N/E side  
York Road, (Route 45)  
1290' NW of Mount  
Carmel Road  
Existing zoning: B.L.  
Proposed Zoning: Var.  
to permit 13 instead of  
the required 33 off  
street parking spaces  
Acres: .3  
District: 7th

Att: James Dyer

Dear Mr. Dyer:

On review of the revised submittal of 1/22/86, showing the future 80' Right-of-Way (40' section) the State Highway Administration finds the plan generally acceptable.

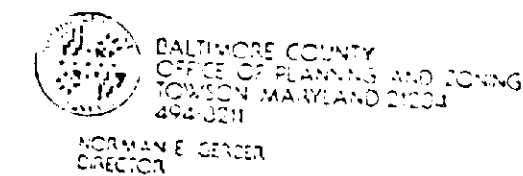
Very truly yours,

*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  
3837555 Baltimore Metro - 565-0451 D.C. Metro - 3-800-492-5062 Statewide Toll Free  
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717



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

FEBRUARY 4, 1986

Re: Zoning Advisory Meeting of DECEMBER 10, 1985  
Item # 213 EDWARD A. HALLE, JR.,  
N/E/S OF YORK RD. 1290' NW  
OF MOUNT CARMEL RD.

Dear Mr. Jablon:

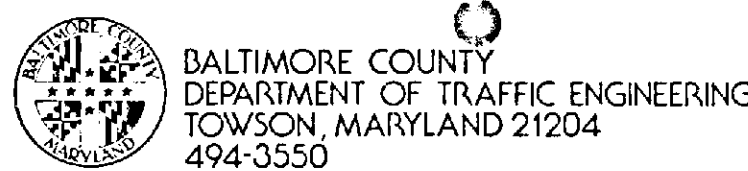
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting was held and the minutes will be referred to the Bureau of Public Services.
- ☒ This site is part of a larger tract. Therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ 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 preparation 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.
- ☒ 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 1/22/86.
- ☒ A Conditional Use Permit is required for this site.
- ☒ The property is located in a floodplain area controlled by a "top level" flood protection system. The property owner must obtain a Floodplain Variance from the Department of Planning and Zoning.
- ☒ The property is located in a floodplain area controlled by a "top level" flood protection system. The property owner must obtain a Floodplain Variance from the Department of Planning and Zoning.

*WHITE HAS OF CRG PLAN (W-85-161)  
GRANTED BY THE PLANNING BOARD OCT 17, 1985*

cc: James Dyer

Edward A. Halle, Jr.  
Chief, Current Planning and Development



STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

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

Item No. 213 -ZAC- Meeting of December 10, 1985  
Property Owner: Edward A. Halle, Jr.  
Location: N/E side of York Road, 1290' NW of Mount Carmel Rd  
Existing Zoning: B.L.  
Proposed Zoning: Variance to permit 13 instead of the required 33 off street parking spaces

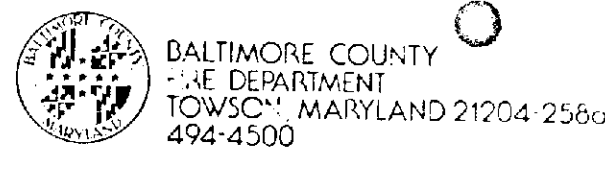
Acres: .3  
District: 7th

Dear Mr. Jablon:

This site should provide the required number of parking spaces and a on site loading area for trucks.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineering Associate II

MSF/bld



PAUL H. REINCKE  
CHIEF

December 17, 1985

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

A. ention: Mr. Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Edward A. Halle, Jr.

Location: NE side of York Road, 1290' NW of Mt. Carmel Road

Item No.: 213 Zoning Agenda: Meeting of December 10, 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 of \_\_\_\_\_ 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 road 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.
- (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 comment at this time.

REVIEWER: *John F. O'Neill* Noted and Approved:  
Planning Group  
Special Inspection Division  
Fire Prevention Bureau

/mb



TED ZALESKI, JR.  
DIRECTOR

December 27, 1985

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

Dear Mr. Jablon:

Comments on Item # 213 Zoning Advisory Committee Meeting are as follows:

Property Owner: Edward A. Halle, Jr.  
Location: N/E Side of York Road, 1290' NW of Mount Carmel Road  
District: 7th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 41-81. The Maryland Code for the Handicapped and Aged (19-101, 19-102, 19-103) and other applicable codes and standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ A separate razing permit is required.
- ☒ 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.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All One Group except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. R-2 One Group require a one hour wall 1' closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire 1' party wall. See Table 401.0, Section 110.2 and Table 110.2. 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 must be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 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 use requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use design are from the \_\_\_\_\_ to the \_\_\_\_\_ or to Mixed Use design. See Section 313.2 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 110.0 of the Building Code as adopted by Bill 41-81. Site plans shall show the current elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: Building, parking and access shall comply with State Handicapped Code. See also Section 313.2 for mixed uses. Section 505.2 shall be applicable.
- ☒ 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 101 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief  
Building Plans Section



TED ZALESKI, JR.  
DIRECTOR

February 11, 1986

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

Dear Mr. Jablon:

Comments on Item # 213 Zoning Advisory Committee Meeting are as follows:

Property Owner: Edward A. Halle, Jr.  
Location: N/E Side of York Road, 1290' NW of Mount Carmel Road  
District: 7th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 41-81. The Maryland Code for the Handicapped and Aged (19-101, 19-102, 19-103) 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 is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All One Group except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. R-2 One Group require a one hour wall 1' closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire 1' party wall. See Table 401.0, Section 110.2 and Table 110.2. 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 must be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 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 use requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use design are from the \_\_\_\_\_ to the \_\_\_\_\_ or to Mixed Use design. See Section 313.2 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 110.0 of the Building Code as adopted by Bill 41-81. Site plans shall show the current elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: Should the building storage include flammables please review Section 306.0, Tables 306.2 and 306.2.1 for applicability. Compliance with Table 501, Table 401.0, and 313.2 should also be reviewed for applicability. No response to previous comments.
- ☒ 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 101 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief  
Building Plans Section



BL

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EX. 1  
GREEN PAGES  
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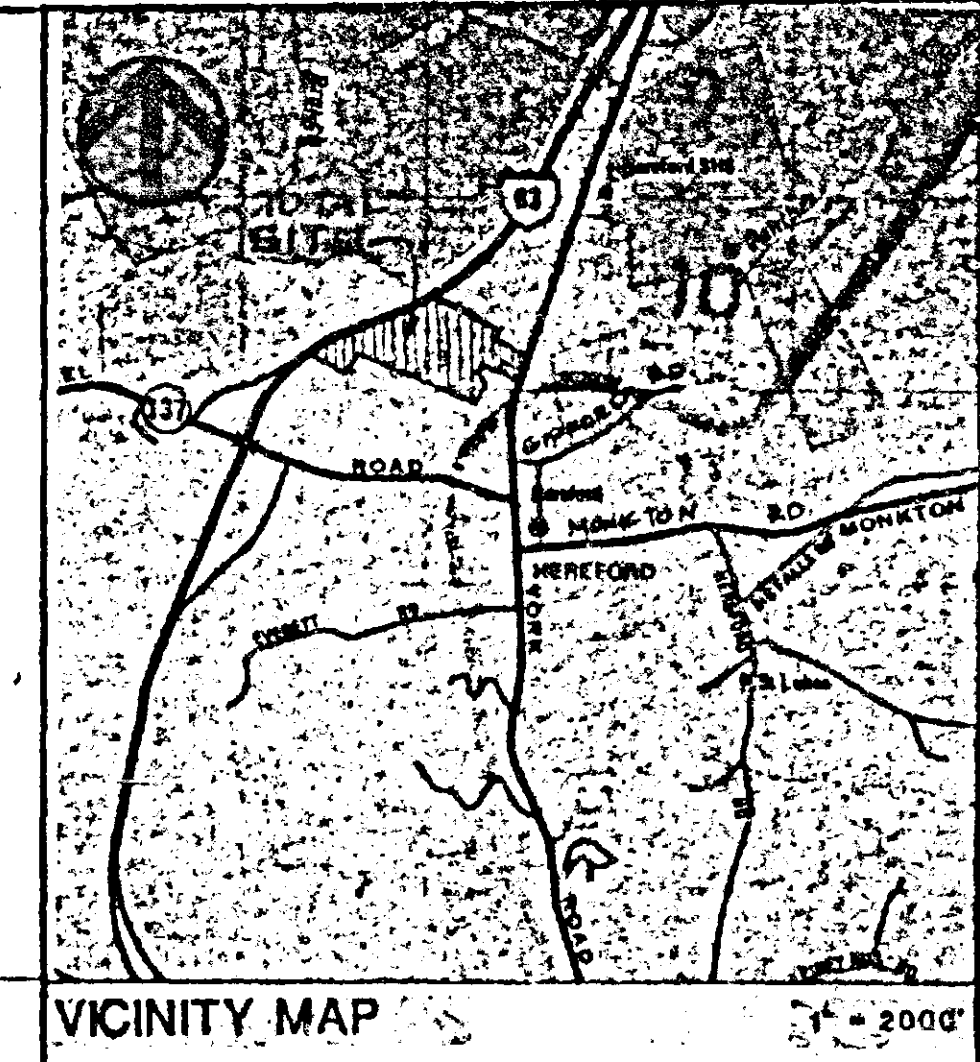
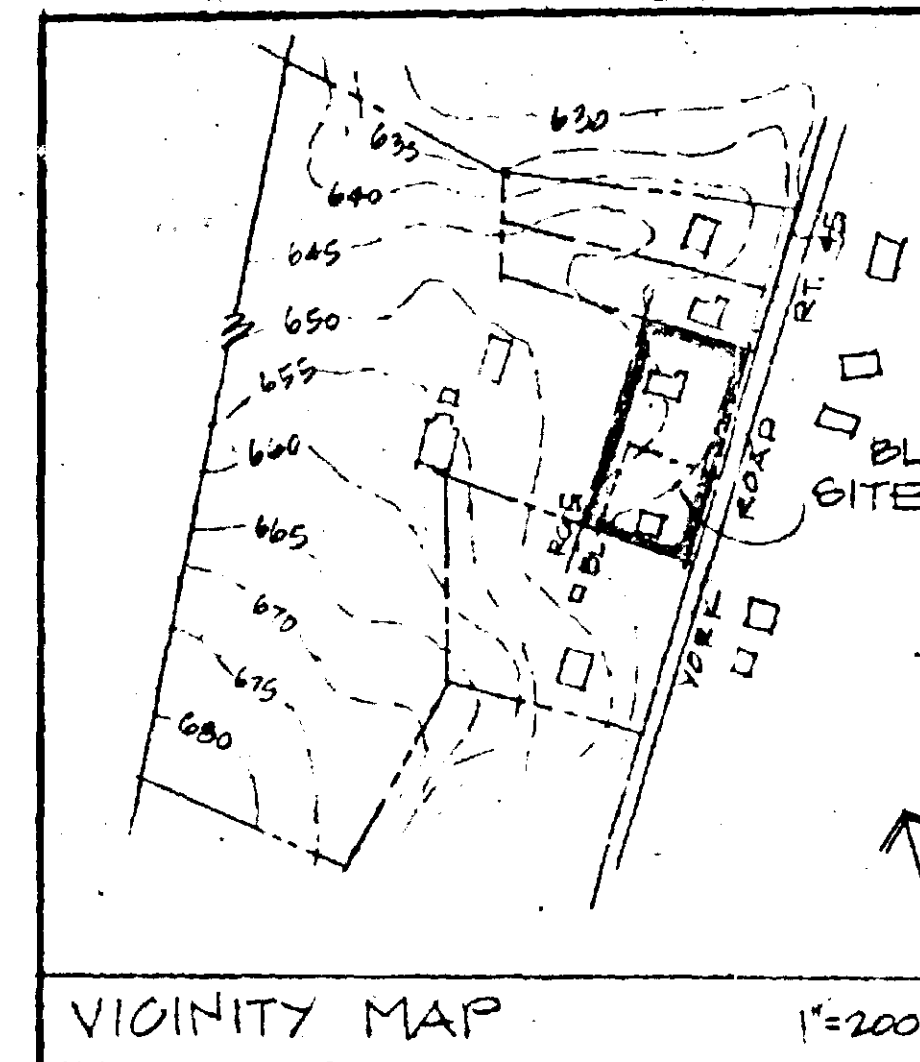
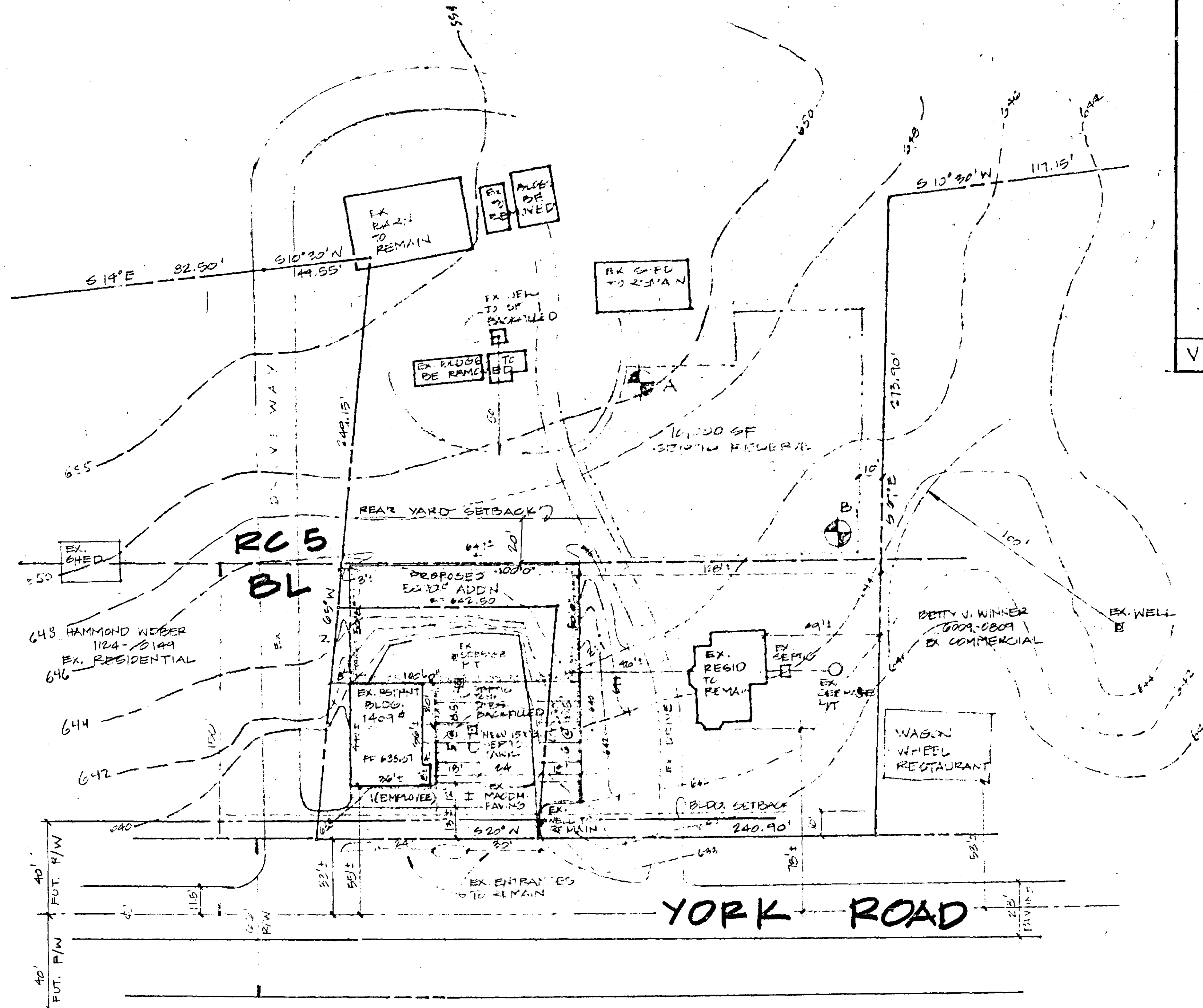
WABO  
WHEELHANT  
REPT

J. WINNER  
2B 109-0009  
COMMERCIAL

YORK ROAD

POINT OF BEGINNING  
- 0.3 AC. ± PARCEL FOR VARIANCE





OWNER:  
PANTHER BRANCH LTD. PARTNERSHIP  
90 EDWARD A. HALL, JR.  
MT ZION RD.  
UPPERCO, MD. 21155  
(301) 329-2171

SITE DATA:  
AREA = 0.65 AC. BL  
FAR ALLOWED = 0.65 x 3.0 = 1.95 = 84,600 SF  
PROPOSED = 6401 SF RETAIL

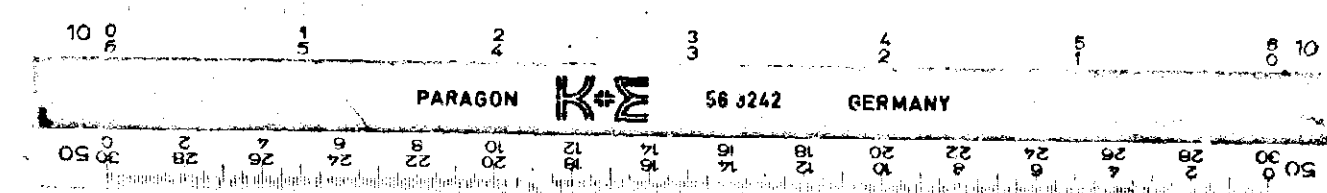
PARKING DATA:  
EXISTING BLDG. 1401 SF RETAIL  
PROPOSED ADDN. 5000 SF RETAIL STORAGE  
TOTAL 6401 SF @ 1/200 = 32.05 SPACES REQ'D.  
PARKING PROVIDED = 12 SPACES (5'1/2' x 13')  
1 HANDICAP (12' x 18')  
13 SPACES TOTAL

NOTE: S.H.A. HAS NO PLANS TO IMMEDIATELY IMPROVE YORK RD. NOR IS IT REQUIRING ANY DEDICATION OF RIGHT OF WAYS AT THIS TIME.  
NOTE: BOTH PROPERTIES ARE IN THE PROCESS OF BEING COMBINED INTO ONE PARCEL.  
NOTE: ALL ITEMS STORED ON SITE TO BE SOLD AT RETAIL ONLY.

**WHITEHALL  
FEED CO.**

PLANNING DISTRICT 7 BALTO. CO., MD.  
ITEM #213 1-7-86 REVISED PLANS  
DAFT. McCUNE-WALKER INC.  
#84165  
1"=30'  
7/3/85  
REV. 1-22-86 (NOTE)

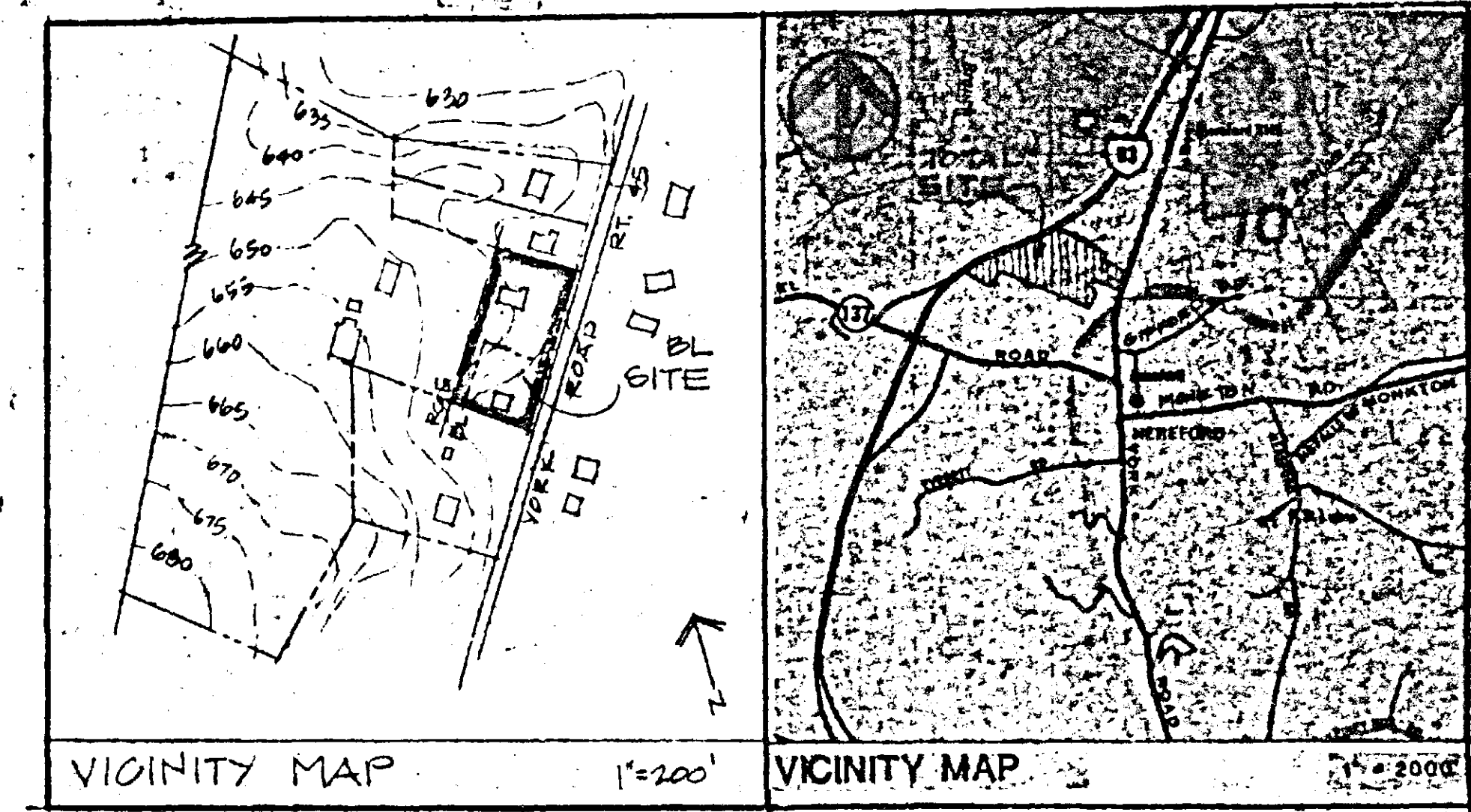
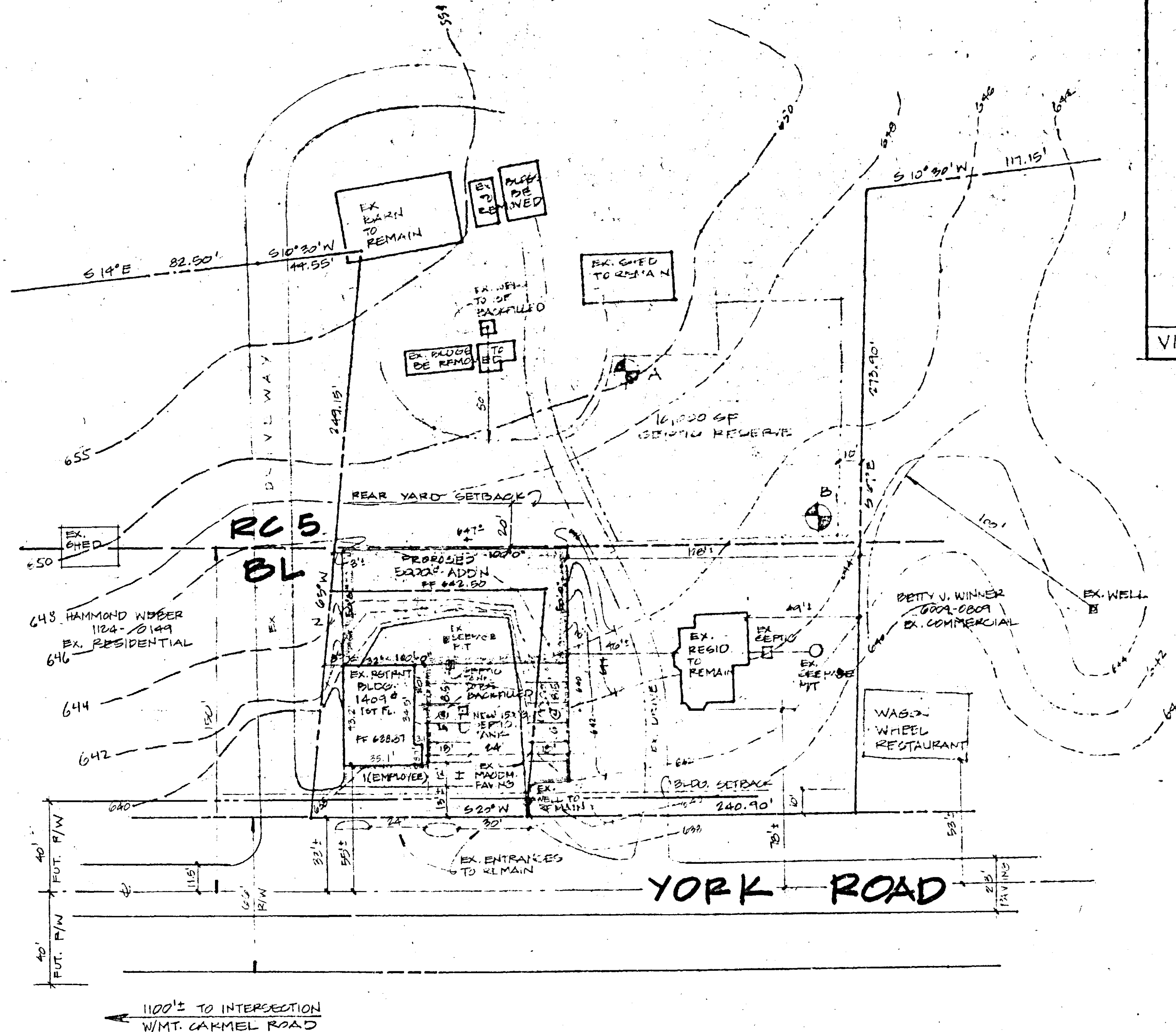
PRINTED  
JAN 23 1986  
DAFT. McCUNE-WALKER, INC.





WHITEHALL  
FEED CO.

84165



OWNER:  
PANTHER BRANCH LTD. PARTNERSHIP  
% EDWARD A. HALL, JR.  
MT ZION RD.  
UPPER MD. 21155  
(301) 329-2171

SITE DATA:  
AREA = 0.65 AC. BL  
FAR ALLOWED =  $0.65 \times 9.0 \times 1.95 = 84,600$  SF  
PROPOSED = 6409 SF RETAIL

PARKING DATA:  
EXISTING BLDG. 1409 SF  
PROPOSED ADDN. 5000 SF  
TOTAL 6409 SF @  $1/200 = 32.05$   
475 SF @  $1/500 = 0.95$   
33 SPACES REQUIRED

PARKING PROVIDED = 12 SPACES (8'1/2' x 13')  
1 HANDICAP (12' x 13')  
13 SPACES TOTAL

NOTE: S.H.A. HAS NO PLANS TO IMMEDIATELY IMPROVE YORK RD. NOR IS IT REQUIRING ANY DEDICATION OF RIGHT OF WAYS AT THIS TIME.

NOTE: BOTH PROPERTIES ARE IN THE PROCESS OF BEING COMBINED INTO ONE PARCEL.

NOTE: ALL ITEMS STORED ON SITE TO BE SOLD AT RETAIL ONLY.

PRINTED

MAR 03 1986

DAFT-McCUNE-WALKER, INC.

**WHITEHALL  
FEED CO.**

SECTION DISTRICT 7 BALTO. CO., MD.  
ITEM #213

DAFT-McCUNE-WALKER INC.

#84165

1"=30'

9/2/85

RE: 1-22-85 (NOTE)  
2-25-86 PARKING DATA

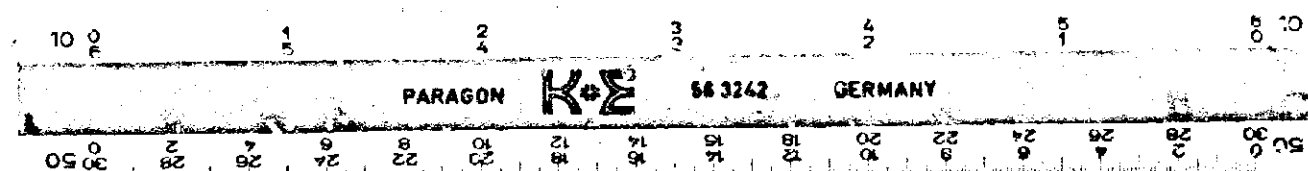
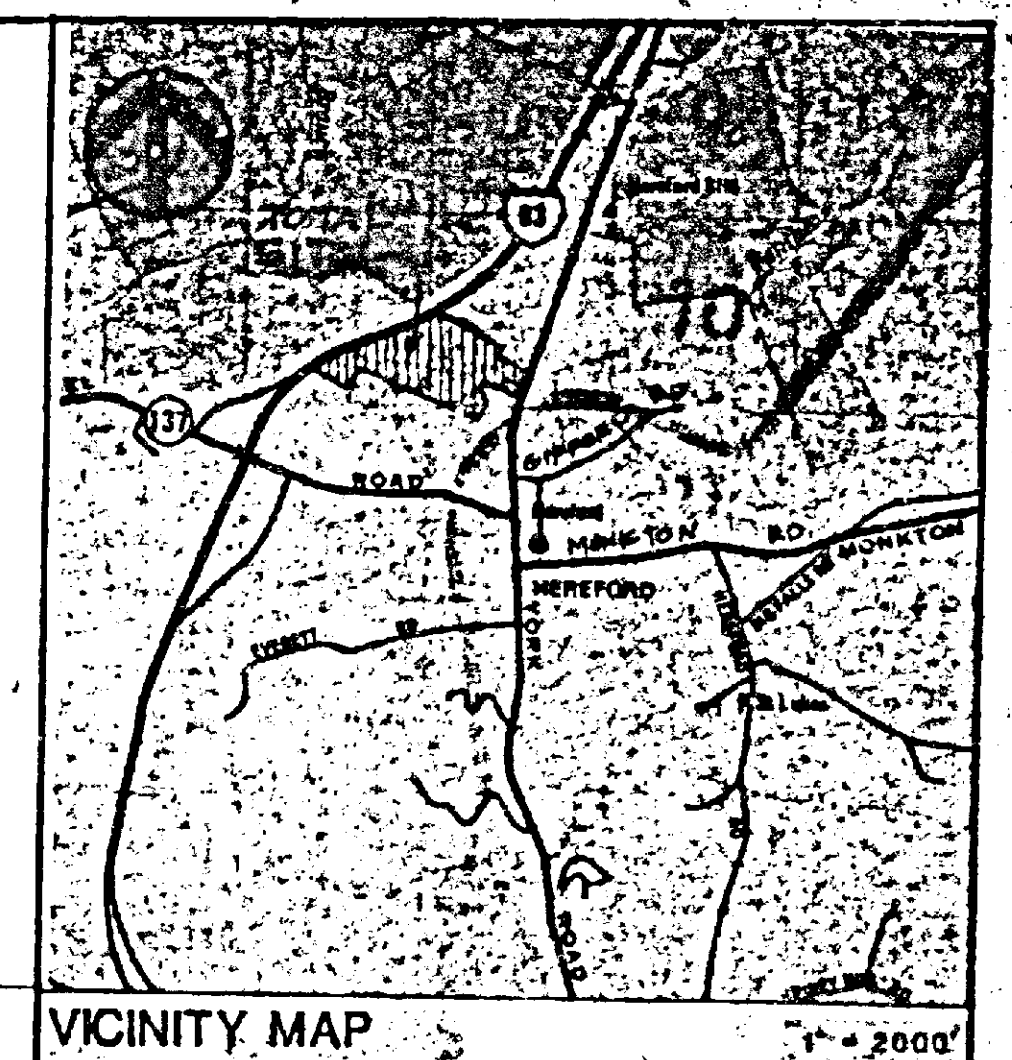
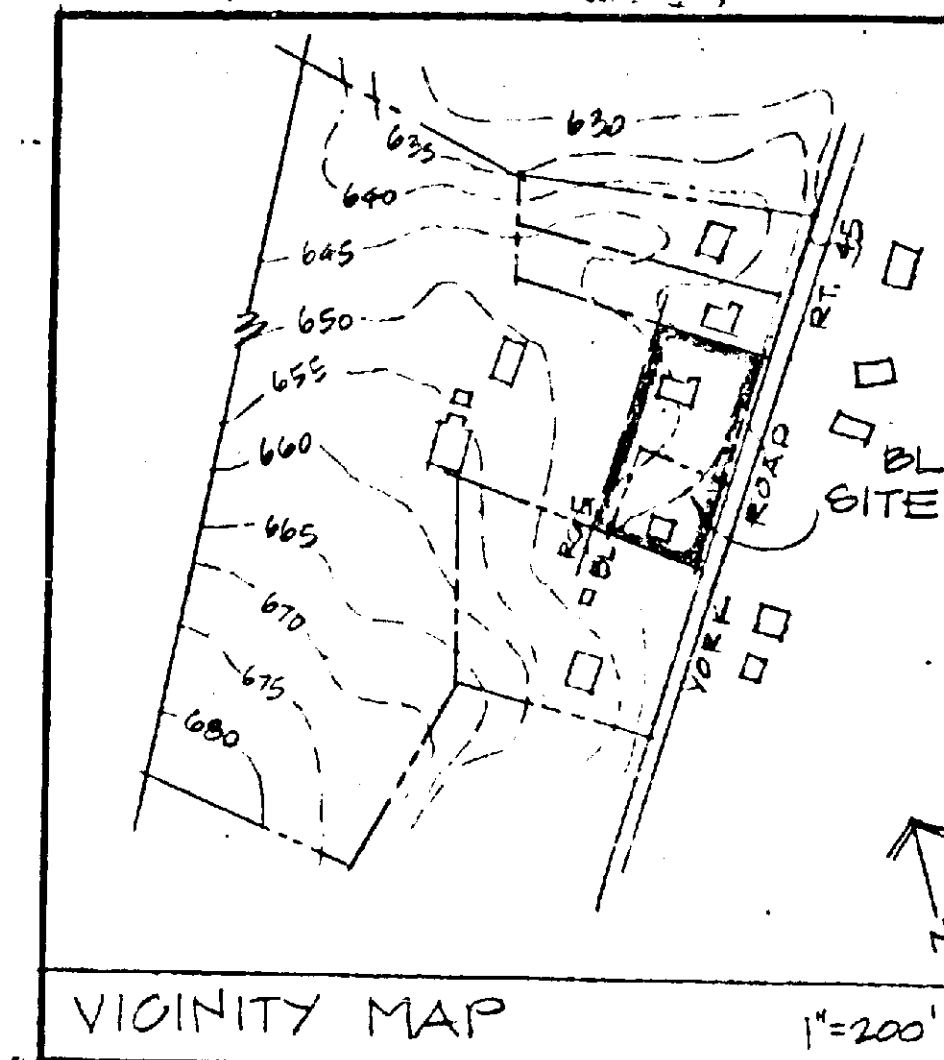
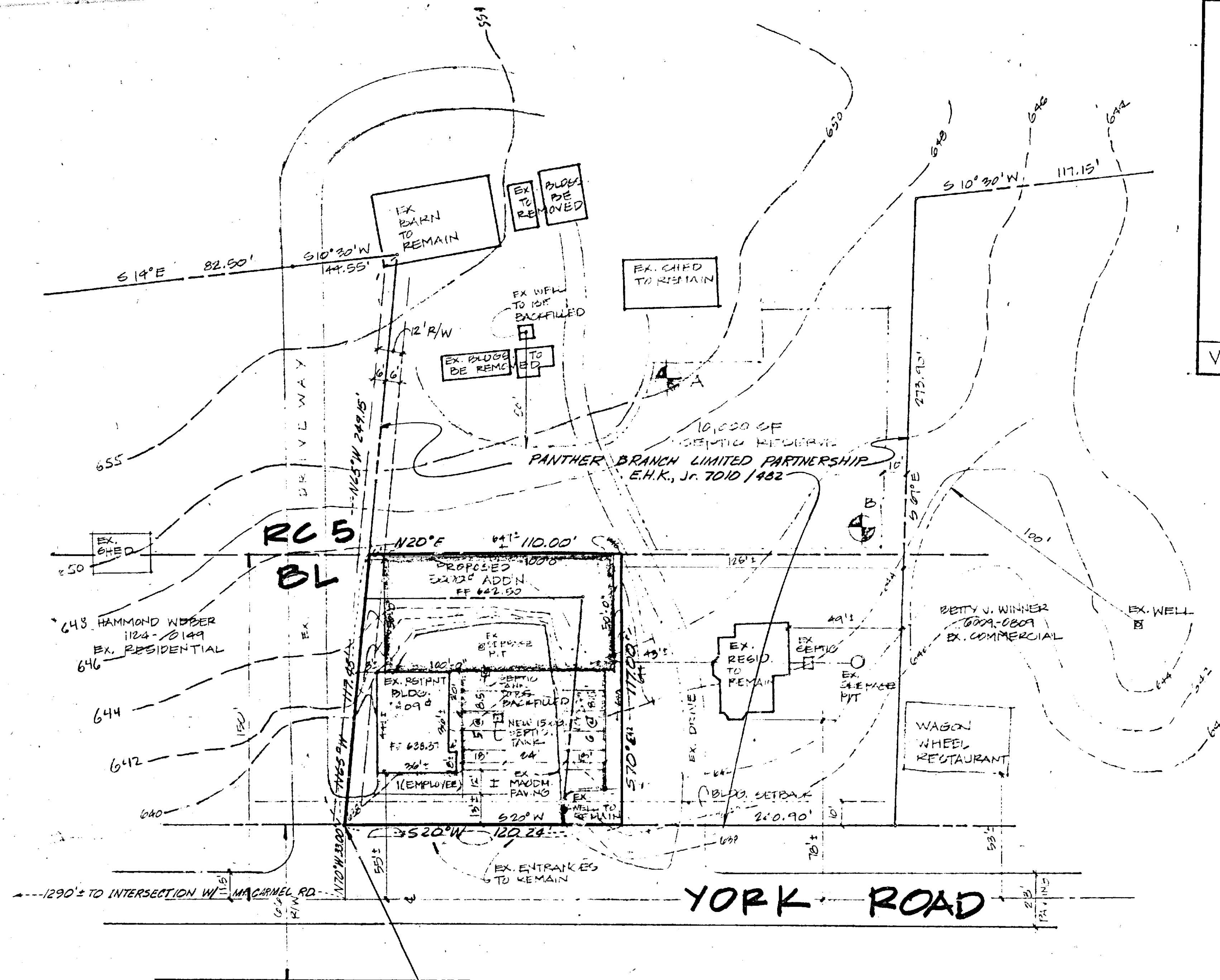


EXHIBIT  
PLATTONERS





OWNER:  
PANTHER BRANCH LTD. PARTNERSHIP  
40 EDWARD A. HALL, JR.  
MT ZION RD.  
UPPER MD. 21155  
(301) 329-2171  
(301) 539-5881

SITE DATA:  
AREA = 0.65 AC. ± BL  
FAR ALLOWED = 0.65 x 3.0 = 1.95 = 84,600 SF  
PROPOSED = 6409 SF RETAIL

PARKING DATA:  
EXISTING BLDG. 1409 SF RETAIL  
PROPOSED ADDN. 3000 SF RETAIL STORAGE  
TOTAL 6409 SF @ 1/200 = 32.05 SPACES REQ'D.  
PARKING PROPOSED = 12 SPACES (8'1/2' x 18')  
1 HANDICAP (12' x 18')  
13 SPACES TOTAL

PLAT TO ACCOMPANY  
PETITION FOR VARIANCE

WHITEHALL  
FEED CO.

ELECTION DISTRICT 7 BALTO. CO., MD.

DAFT. McCUNE-WALKER INC.

#84165

1"=30'

9/3/85

REV. 10/28/85 (PAW)

PRINTED

NOV. 21 1985

DAFT. McCUNE-WALKER, INC.

