MAP 115-45 Petitioner's Exhibit 1, was approved by the County Review Group (CRG) on October PETITION FOR ZONING VARIANCE Owner: Hughy F. Salfner, et. al. Contract Purchaser: Siena Corporation On Lot 3, 250.2 to permit a side yard of 12' in lieu of the required 30' and a sum of side yards of 64' in lieu of the required 80', and on Lot 4, 250.3, (301.1) to permit an open canopy rear setback of 8' in lieu of the required rear setback of 40' and the required open canopy projection setback of 30', and on Lots 5, 6 and BALTIMORE COUNTY OFFICE OF PLANNING & ZONING 7. 250.6 to permit off-street parking to be located within 14' from County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 a residential zone line in lieu of the required 25°, and on Lots 6 and 7, 250.4 to permit a minimum setback of 84° from the nearest Your petition has been received and accepted for filing this residential zone line in lieu of the required 100°, and on Lot 8, 250.2 (102.2) to permit a minimum distance between buildings of 25' in lieu of the required maximum distance of 80' and to permit a side yard of 23' in lieu of the required 30'. Zoning Commissioner Petitioner Hughy F. Salfner, et al Received by: Chairman, Zoning Plans Petitioner's Benjamin Bronstein, Esquire Advis Ty Committee

IN RE: PETITION FOR VARIANCE BEFORE THE SW/corner of Philadelphia Road and Fontana Lane DEPUTY ZONING COMMISSIONER 14th Election District OF BALTIMORE COUNTY Hughy Salfner, et al, Case No. 86-418-A Petitioners * * * * * * * * * * The Petitioners herein request variances to permit a side yard setback of 12 feet in lieu of the required 30 feet and a sum of the side yards of 64 feet in lieu of the required 80 feet as to Lot 3, an open canopy rear yard setback of 8 feet in lieu of the required 40 feet and the required open canopy projection setback of 30 feet as to Lot 4, off-street parking within 14 feet from a residential zone line in lieu of the required 25 feet as to Lots 5, 6, and 7, a building or other industrial structure 84 feet distant from the nearest residential zone line in lieu of the required 100 feet as to Lots 6 and 7, and a distance between the buildings of 25 feet in lieu of the required 80 feet and a side yard setback of 23 feet in lieu of the required 30 feet as to Lot 8. Testimony on behalf of the Petitioner indicated that the extensive flood plain area transversing the site caused a number of difficulties in planning the development of the site. The engineer considered the principals of planning and the flood plain in his siting of the buildings for general layout, parking and JMHJ:bgR circulation. The flood plain will be conveyed to Baltimore County. The plan prepared by D. S. Thaler & Associates, dated February 5, 1986 and marked

, 1285. There were no Protestants. Ifter due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZRJ would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variances requested would not adversely af-

283

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon Zoning Commissioner FROM Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT Zoning Petition No. 86-418-A

The CRG Plan (XIV-214) was approved on October 10, 1985.

Office of Planning and Zoning

Date March 31, 1986

NEG/JGH/dmi

fect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23 day of April, 1986, that the herein Petition for Variances to permit a side yard setback of 12 feet in lieu of the required 30 feet and a sum of the side yards of 64 feet in lieu of the required 80 feet as to Lot 3, an open canopy rear yard setback of 8 feet in lieu of the required 40 feet and the required open canopy projection setback of 30 feet as to Lot 4, off-street parking within 14 feet from a residential zone line in lieu of the required 25 feet as to Lots 5, 6, and 7, a building or other industrial structure 84 feet distant from the nearest residential zone line in lieu of the required 100 feet as to Lots 6 and 7, and a distance between the buildings of 25 feet in lieu of the required 80 feet and a side yard setback of 23 feet in lieu of the required 30 feet as to Lot 8, all in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204 ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER April 23, 1986

Benjamin Bronstein, Esquire Suite 200, 102 W. Pennsylvania Ave. Towson, MD 21204

RE: PETITION FOR VARIANCE SW/corner of Philadelphia Road and Fontana Lane 14th Election District Hughy Salfner, et al, Petitioners

MAP NE-4F

Dear Mr. Bronstein:

I have this date passed my Order in the above captioned matter in accord-

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

Case No. 86-418-A

JMHJ:bg

Attachments

cc: People's Counsel

PETITON FOR ZONING VORIANCE

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

SEE ATTACHED Variance from Section

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

2. Zone line is not in conformance with property line. 3. And such other hardship or practical difficulty as may be set forth at

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Pelition. Contract Purchaser Stena Corporation By Communication State of Print Name Anthony Manganaro Legal Owner(s): Hughy F. Salfner and Katherine E. Salfner Président Lugly Befrey Kathein & Salfan 710 American City Building Dorothy E. Herpel (Type or Print Name) Columbia, MD 21044 964-9444

Doutly & tapel City and State Attorney for Petitioner: Benjamin Bronstein 8726 Philadelphia Road

Baltimore, Maryland 21237 City and State Suite 200, 102 W. Pennsylvania Avenue Name, address and phone number of legal owner, con-

Address Towson, Maryland 21204 tract purchaser or representative to be contacted D.S. Thaier & Associates, Inc. 11 Warren Road, Baltimore, MD 21208 Attorney's Telephone No.: 528-4442

ORDERED By The Zoning Commissioner of Baitimore County, this ______ day

of ____Mairch______, 19_36_, that the subject matter of this petition be advertised, as required by the Zoming Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of April 19.86, at 1:30 o'clock

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE March 21, 1986

COUNTY OFFICE BLDG.

Zoning Administration

Industrial

ACCOUNTS NOT SEE

O.

10

Benjamin Bronstein, Esquire Suite 200, 102 West Pennsylvania Avenue Towson, Maryland 21204

> RT: Item No. 283 - Case No. 86-418-A Petitioners - Mughy F. Salfner, et al Variance Petition

MEMBERS Dear Mr. Bronstein: Bureau of Engineering

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The Zoning Plans Advisory Committee and the County Review Group Department of (CRG) have both reviewed the plans submitted with the above-referenced Traffic Engineering petition. The comments from the CRG have been added to those of the State Roads Commission Zoning Plans Advisory Committee and are part of this case file. They are not intended to indicate the appropriateness of the zoning action Fire Prevention 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 Health Department on this case. The Director of Planning may file a written report with Project Planning the Zoning Commissioner with recommendations as to the suitability of Bullding Department the requested zoning. Bos:d of Education

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, WAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:nr Enclosures

cc: D. S. Thaler & Associates, Inc. 11 Warren Road Baltimore, Maryland 21208

Maryland Department of Transportation

William K. Hellmann Hal Kassoff

February 24, 1986

Re: ZAC Meeting of 2-18-86

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

Att: Mr. James Dyer

ITEM: 283. Property Owner: Hughy Salfner, et al Location: Corner NW/S Philadelphia Rd., Route 7 & SW/S Fontana Lane Existing Zoning: MLR - IM, D.R. 16 and M.H. Proposed Zoning: Variance to permit a side yard of 12 feet in lieu of the required 30 feet and a sum of side yards of 64 feet in lieu of the required 80 feet, on Lot 3 and to permit an open canopy rear setback of 8 feet in lieu of the required rear setback of 40 feet and the required open canopy projection setback of 30 feet on Lot 4 and to permit offstreet parking to be located within 14 feet from a residential zone line in lieu of the required 25 feet on Lots 5, 6 and 7 and to permit minimum setback of 84 feet from the nearest residential zone line in lieu of the required 100 feet on Lots 6 and 7 and to permit

a minimum distance between

AND DESCRIPTION OF THE PARTY OF

February 21, 1986

30 feet on Lot 8.

buildings of 25 feet in lieu of the required maximum distance of

80 feet and to permit a side yard

of 23 feet in lieu of the required

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

Mr. A. Jablon -2-February 24, 1986

> Acres: 23.40 Acres District: 14th Election District

Dear Mr. Jablon:

On review of the submittal of 2-5-86, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,

Charle Tue Charles Lee, Chief Bureau of Engineering Access Permits

CL:GW:maw

cc: Mr. J. Ogle

By: George Wittman

Re: Zoning Advisory Meeting of FEBRUAR-118,1986 Iden + 283

Property Owner: HUGHY SALFHER, ETC.

Location: CORNER DW/S PHILADELPHIA ROAD AND SWIS FONTANA LANE The Division of Current Planning and Development has reviewed the subject petition and offers the following Comments. The items checked below are

MARCH 24, 1986

A BALTIMORE COUNTY CFFICE OF PLANNING AND ZOWING

Mr. Arnold Jablon

Dear Mr. Jablon:

Zoning Commissioner

County Office Building Towson, Maryland 21204

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

A County Review Group Meeting is required.

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

I This site is part of a larger tract: therefore it is defined as forward by the dureau 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 The access is not satisfactory. The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and Jims property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development under the provisions of Section 22-95 of the Sections.

()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 The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as cenditions change traffic capacity may become more limited. The Basic Services Areas

are re-evaluated innuilly by the County Council. EXECUTIVE PORIS | WAS APPROVED 10/10/8

cc: James Hoswell

FROM: OFFICE OF PLANNING AND ZONING

COUNCIL & ELECTION DISTRICT XIV-214

Eugene A. Bober Chief, Current Planning and Development

40

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

March 4, 1986

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

> Item No. 283 Property Owner: Location: Existing Zoning: Proposed Zoning:

Meeting of February 18, 1986 Hughy Salfner, et al Corner NW/S Philadelphia Rd & SW/S Fontana La MLR - IM, D.R. 16 and M.H.

Variance to permit a side yard of 12 feet in lieu of the required 30 feet and a sum of 64 feet in. lieu of the required 80 feet, on Lot 3 and to permit an open canopy rear setback of 8 feet in lieu of the required rear setback of 40 feet and the required open canopy projection setback

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District:

Please see the CRG comments for item #283.

MSF/bld

Dear Mr. Jablon:

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

PAUL H. REINCKE

Gentlemen:

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

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Hughy Salnfer

Location: Cor. NW/S Philadelphia Road and SW/S Fontana Lane

Zoning Agenda: Meeting of 2-18-86 Item Nc.:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall Association Standard No. 101 "Life Safety Code", 1976 edition prior

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

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

REVIEWER: Approved:
Planning Group
Special Inspection Division

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

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning

Compaging an lives # 283 Zoning Advisory Committee Meeting are as follows:

Corner NW/S Philadelphia Road and SW/S Fontana Lane Plate of APPLICABLE ITEMS ARE CIRCLED:

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

A building and other miscellaneous permits shall be required before the start of any construction, for each building or other improvement. Razing permits are required for buildings being

0

February 26, 1986

C. Residentials Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or Engineer is/is not required on plans and technical data.

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

E. All Use Groups except R-4 Single Paully Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groupe require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. To openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department

G. The requested variance appears to conflict with Section(s) ______, of the Beltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or E-gineer seals are usually required. The change of Use Groups are from Use to Use or to Mixed Uses.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-05. Site plans shell show the correct elevations above see level for the lot and the finish floor levels including basement.

(1.) Communicates Buildings of 5B thru 2A unlimited area shall comply with the Fire separation setbacks required in Table 504.2. Others shall comply with Table 501 Section 502.C and Section 503. Show designated handicarped parking for miniwarehouses. Buildings over L story require sprinklers - over 75.0 are high-rise.
See also Section 1702.C for sprinkler requirements. Provide curb cuts, etc. as
These abbreviated comments reflect only on the information provided by the drawings substituted to the Office per State
of Planning and Zching and are not intended to be construed an the full extent of any permit. If desired Handithe applicant may obtain additional information by visiting Room 122 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland Z 204.

Capped Code.

BALTIMORE COUNTY, MARYLAND SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: October 9, 1985

PROJECT NAME: GOLDEN RING BUSINESS PARK PLAN

XXXXXXXXXXXXXXXXXX PLAN EXTENSION

REVISED PLAN

PLAT

The Office of Planning submits the following comments on the subject plan dated September 10. 1985:

The plan must show future access to the Saunders property. Also, existing uses and structures, if any, should be identified. Ownership of the adjacent parcel west of the Saunders property must be indicated on the plan.

A schematic landscape plan must be provided with the CRG submittal. A final landscape plan, prepared by a registered landscape architect must be approved by this office prior to issuance of any building permits.

A Plat is required which must be recorded prior to issuence of formit

() 4. The site shall be made to comply with all applicable parts of the

comply with all applicable requirements of the National Fire Protection to occupancy.

Fire Prevention Bureau

By: C. E. Burnham, Chief
Building Plans heres

Line Surnham

0 10 - 9 - 61 Date COUNTY REVIEW GROUP BALTIMORE COUNTY, MARYLAND COMMENTS ON PROPOSED SUBDIVISION PLANS BALTIMORE COUNTY, MARYLAND T) : Mr. James A. Markle BALTIMORE COUNTY DEPARTMENT OF HEALTH INTER-OFFICE CORRESPONDENCE FROM : C. Richard Moore SUBJECT: COUNTY REVIEW GROUP COMMENTS GOLDEN RING BUSINESS PARK DATE: October 10, 1985 Mr. Brooks Stafford, Director STRUCT: C.R.G. Comments ZONING OFFICE Subdivision Name, Section and/or Plat TO Environmental Support Services Date_ 10 - 9-85 Siena Corporation D.S. Theles + Assoc Julith Platt PROJECT NAME: GOLDEN RING BUSINESS PARK PLAN: 9/10/85 PROJECT NAME: Golden Ring Rd. Bus Park Waste and Water Quality Management SUBJECT ENVIRONMENTAL EFFECTS REPORT Golden Run NW/S Philadelphia Rd. (Rt. 7) DEVELOPMENT PLAN: PROJECT NIMEER & DISTRICT: 1406 and NE/S of I-695 Watershed ICCTIO: Philadelphia Road 10-18-85 14th Election District COMMENTS ARE AS FOLLOWS: Soil percolation tests are required; a minimum of two test are required within 1. Correct D.R.16/M.L.R. zoning line; 100 feet must be maintained between the a designated 10,000 square foot sewage disposal reserve area. For further PLAN REVIEW NOTES zoning boundary and any buildings in M.L.R. and 25 feet setback for parking information regarding these requirements, contact this office at 494-2762. must be maintained. Variances would be required if these requirements Soil percolation test have been conducted. Revised plans, cannot be met from the D.R.16 and D.R.10.5 zone lines. The access to the Saunders Prop. needs to be 24 ft. wide. Also submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 2. On the rear Jot (mini-warehouses) a maximum setback of 80 feet must be 25+ acres the plan needs to show and note the closing of the existing access maintained between buildings per Sections 102.2 and 250.2/250.3 of the Baltimore County Zoning Regulations (BCZR). A 25 foot setback is shown and unless a permanent structural connection is shown on the plan, approved, for the Saunders prop. at Philadelphia Road. This access should Public sewers _______, public water _______, must be utilized and/or extended to and applied for at the same time as the building permits for the warehouse, Stream crosses SEW corner of majority.
(Describe streams on-site) be closed at the time the new curb and gutter is installed on A Hydrogeological Study and Environmental Effects Report for this subdivision, zoning will withhold approval until a variance is obtained. must be submitted, ___ are not required, ___ is incomplete and must be revised, ___ has/have been reviewed and approved. Philadelphia Road, if possible. 3. On the motel lot and the bank/office building lot, M.L.R. setbacks will have to be maintained or a variance obtained. A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Access to Philadelphia Road is subject to the approval of the In (Inka), UB ImB toute, tota (Censic) 4. Show the bank drive-in window and the required stacked parking spaces. Water Resources Administration as part of the permit process. 5. Show parking in the chart by let division. At such time as Fontana Lane is made public, the speed bumps 6. Note that the M.L.R. zoning is part of a contiguous area of manufacturing zoning in excess of 25 acres per Section 248.3 BCZR (for the motel use). will need to be removed. It is recommended this plan not be approved at this time. See revisions and/or Any traffic signalization will be the financial responsibility Storm Water Management 7. Title the plan "M.L.R. Site Development Plan" per Section 252 BCZR. comments. Of of the developer. proposed impervious area. REVISIONS AND/OR COMMENTS: 8. Note that all proposed signs will comply with Section 413.6 BCZR (Bill #7, The well and septie system must be backfilled prior RESPONSES 9. Under Note #9 note that the F.A.R. allowed is 0.6, not required. to grading The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met. following checked items/conditions.

The Environmental Effects report is approved, subject to the ner CRM/GMJ/bld ____ No development is allowed in ___ W. CARL RICHARDS, JR. Zoning Associate III WCR:bg A revised site plan indicating no development in SS 783R BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 PETITION FOR ZONING VARIANCES 14th Election District RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER SW/Cor. Philadelphia Rd. & January 29, 1986 OF BALTIMORE COUNTY Fontana Lane ARNOLD JABLON 14th District ZONING COMMISSIONER HUGHY SALFNER, et al Case No. 86-418-A April 9, 1986 LOCATION: Southwest Corner of Philadelphia Road and Fontana Lane Petitioner(s) BALTIMORE COUNTY, MARYLAND ::::: Beginning for the same at a point situated on the northwesterly DATE AND TIME: Wednesday, April 16, 1986, at 1:30 p.m. Benjamin Bronstein, Esquire

DESCRIPTION OF SALFNER AND HERPEL PROPERTIES GOLDEN RING EXECUTIVE PARK TO ACCOMPANY PETITION FOR ZONING VARIANCE 14Th ELECTION DISTRICT

C

most right-of-way line of Maryland Route 7. Philadelphia Road being 47.50 feet opposite station 63+05.23 base line of right-of-way as shown on State Roads Commission Plat Nos. 48272 & 47852; and being approximately 160 feet more or less from the centerline of Fontana Lane; thence running with and binding on said northwesterly most right-of-way line South 49 27'33" West 614.91 feet to a point; thence leaving said northwesterly most right-of-way line and running the following 14 courses and distances: North 53 58'55" West 29.32 feet to a point; thence North 52 07'17" West 98.51 feet to a point; thence with a curve to the left having a radius of 130.82 feet, an arc length of 47.83 feet, and being subtended by a chord bearing and distance of North 62 35'38" West 47.57 feet to a point; thence North 73 12'20" West 22.03 feet to a point; thence North 46 39'12" West 997.58 feet to a point; thence North 79 47'31" West 135.86 feet to a point; thence North 12 05'42" West 261.51 feet to a point; thence North 08 01'04" East 276.64 feet to a point; thence North 04 28'33" East 64.14 feet to a point; thence South 71 31'30" East 384.00 feet to a point, thence South 58 03'08" East 1427.68 feet to a point; thence Scuth 58 20'50" West 41.64 feet to a point; thence South 49 27'33" West 100.00 feet to a point; thence South 40 32'27" East 58.84 feet to the point of beginning. Containing 23.4018 acres of land more or less.

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

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

Petition for Zoning Variances to permit a side yard setback of 12 feet in lieu of the required 30 feet and a sum of the side yards of 64 feet in lieu of the required 80 feet as to Lot 3, an open canopy rear yard setback of 8 feet in lieu of the required 40 feet and the required open canopy projection setback of 30 feet as to Lot 4, off-street parking within 14 feet from a residential zone line in lieu of the required 25 feet as to Lots 5, 6, and 7, a building or other industrial structure 84 feet distant from the nearest residential zone line in lieu of the required 100 feet as to Lots 6 and 7, and a distance between the buildings of 25 feet in lieu of the required 30 feet and a side yard setback of 23 feet in lieu of the required 30 feet as to Lot 8

Being the property of Hughy Salfner, et al as shown on plat plan filed with the Zoning Office.

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

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

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 C or.

> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 (301) 494 - 2188

I HEREBY CERTIFY that on this 26th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Suite 200, 102 W. Pennsylvania Ave., Towson, MD 21204, Petitioners' Attorney; and Siena Corp., Anthony Manganaro, President, 710 American City Bldg., Columbia, MD 21044, Contract Purchaser.

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

DEFENDER OF TRAFF DESCRIPTION

BALTIMORE COUNTY, MARYLAND

DATE: October 3, 1985

C.R.G. PIAN: X

DEVELOPMENT PLAN:

RECORD PLAT: .

Deputy Director of Traffic Engineering

Suite 200 102 West Pennsylvania Avenue Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES SW/cor. Philadelphia Rd. and Fontana La. 14th Election District Hughy Salfner, et al - Petitionera Case No. 86-418-A

Dear Mr. Bronstein:

This is to advise you that ______is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

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

Please make the che	eck payable to Baltimore County, Maryland, and removed the Control of the Building, Towson, Maryland	mit
	Office Building, Towson, Maryland	
ICE OF FINANCE - REVENUE DIVISION	Re. 018594	

MISCELLANEOUS CASH RECEIPT 070234 DATE 4/15/85 8-01-615-000 SIGNS & POSTS RETURNED ON 4/16/85 Advertising a Posting to Feen dan-419-4 -8 9115 ***** Signature of the state of the VALIDATION OR SIGNATURE OF CASHIEM

PETITION FOR ZONING VARIANCES 14th Election District	CERTIFICATE OF PUBLICATION
	CERTIFICATE OF FORMICITION
LOCATION: Southwest Corner of Philadelphia Road and Fontana Lane	
DATE AND TIME: Wednesday, April 16, 1986, w 1:30 p.m.	
PUBLIC HEAR NG: Room 106, County Office Building, 111 W.	TOWSON, MD., March 27 , 186
es peake Avente, Towson.	
and the second s	THIS IS TO CERTIFY, that the annexed advertisement wa
ing Commissioner of Bahi- ty, by authority of the Zon-	
Regulations of Baltimore hold a public hearing:	published in THE JEFFERSONIAN, a weekly newspaper printe
or Zoning Miriances to per- ard serback of 12 feet in lieu	
aired 36 feet and a sum of the	and published in Towson, Baltimore County, Md., appearing o
of 64 feet in lieu of the re-	March 27 86
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he required 100 feet as to	
7, and a distance between a of 25 feet in lies of the	101/ 10
feet and a side yard setback	1DVenetal.
8. a) a decision to the property of Hughy Salf-	
a shown on plat pl. filed	Publisher
ning Office.	
building permit may be a the thirty (30) day appea!	Cost of Advertising
se Zoning Commissioner	Soot of Advartishing
ver, entertain any request for the issuance of said permit	
period for good cause request must be received	33.00
he date of the hearing act	
Of case a week of	
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Zoning Committoner	

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Petition for Variance	U le Times
14th Election District LOCATION: Southwest corner of Philadelphia Road and Fontana Lane. DATE & TIME: Wednesday, April	Middle River, Md., Mach 2719 &
PUBLIC HEARING: Room 106. County Office Building, 111 West Chesapeake Avenue. Toward	This is to Certify, That the annexed
Maryland. The Zoning Commissioner of Balti- more County, by authority of the Zon- ing Act and Regulations of Baltimore	Reg L 87656
County, will held a public hearing: Petition for Zoning Variances to permit a side yard setback of 12 feet in lieu of the required 30 feet and a sum of the side yards of 64 feet in lieu of the	was inserted in Ote Times, a newspaper printed
required 80 feet as to Lot 3, an open canopy rear yard setback of 8 feet in lieu of the required 40 feet and the required open canopy projection setback	and published in Baltimore County, once in each ofsuccessive
of 30 feet as to Lot 4, off-street parking within 14 feet from a residential zone line is lieu of the required 25 feet as to Lots 5, 6, and 7, a building or other in-	weeks before the 27-1 day of
dustrial structure 84 feet distant from the nearest residential zone line in lieu of the required 100 feet as to Lots 6 and 7, and a distance between the build-	Jane Bun Publisher
inge of 25 feet in lieu of the required 80 feet and a side yard setback of 23 feet in lieu of the required 30 feet as to Lot 8.	86-418-A
Being the property of Hughy Salf- ner, et al, as shown on piat plan filed with the Zoning Office. In the event that this Parama(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	

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	CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townson, Maryland
District 1474 Posted for: Varia	Dete of Posting 3/21/86
	w/cor. Phil. P.S. + Fontons Land.
-	Approx. 210' W/14 tors on him of Phil Rd + For to so Love 10's
1.194 22 6 2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	
Remarks:	Teolop Date of return: 3/28/86

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Benjamin Bronstein, Esquire Suite 200 102 West Pennsylvania Avenue Towson, Maryland 21204 March 14, 1986 NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCES
Sw/cor. Philadelphia Rd. and Fontana La.
14th Election District
Hughy Salfner, et al - Petitioners
Case No. 86-418-A 1:30 p.m. Wednesday, April 16, 1986 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland Zoning Complissioner
of Reltimore County BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT No. 018359 D. S. Thaler & Associates, Inc. 11 Warren Road Baltimore, Maryland 21208

01-615.000

AMOUNT \$ 100.00

Siena Conp.

Variance

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