

139 87-242-1 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 409.2.C.4. To permit parking spaces to be located 5' from the street property line in lieu of the required 8'.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
- To utilize the highest and best use of the retail office building thereby providing the community with maximum commercial services.
 - Present regulations preclude reasonable expectation of development to a point of being unable to provide adequate public services to the community. (Variance Request is in strict harmony. The variance will not injure the public health, safety or general welfare).

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

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

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

City and State

Attorney's Telephone No.:

Legal Owner(s):

Signature

(Type or Print Name)

Address

City and State

Signature

(Type or Print Name)

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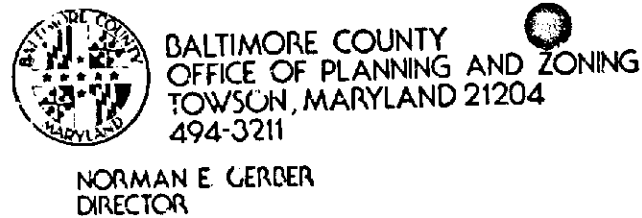
City and State

Signature

(Type or Print Name)

Address

City and State



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

NOVEMBER 19, 1986

Re: Zoning Advisory Meeting of October 21, 1986
Item # 139
Property Owner: ABID RIAZ
Location: N/S Taylor Ave. at Intersection
of Bon Air 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.
- (X) A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public 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 arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- (X) Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell



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

STEPHEN E. COLLINS
DIRECTOR

October 24, 1986

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

Item No. 139 -ZAC- Meeting of October 21, 1986
Property Owner: Abid Riaz
Location: N/S Taylor Avenue at the intersection of Bon Air Road
Existing Zoning: B.L. - CNS
Proposed Zoning: Variance to permit parking spaces to be located 5 feet from the street property line in lieu of the required 8 feet
Area: 0.8953 acres
District: 9th Election District

Dear Mr. Jablon:

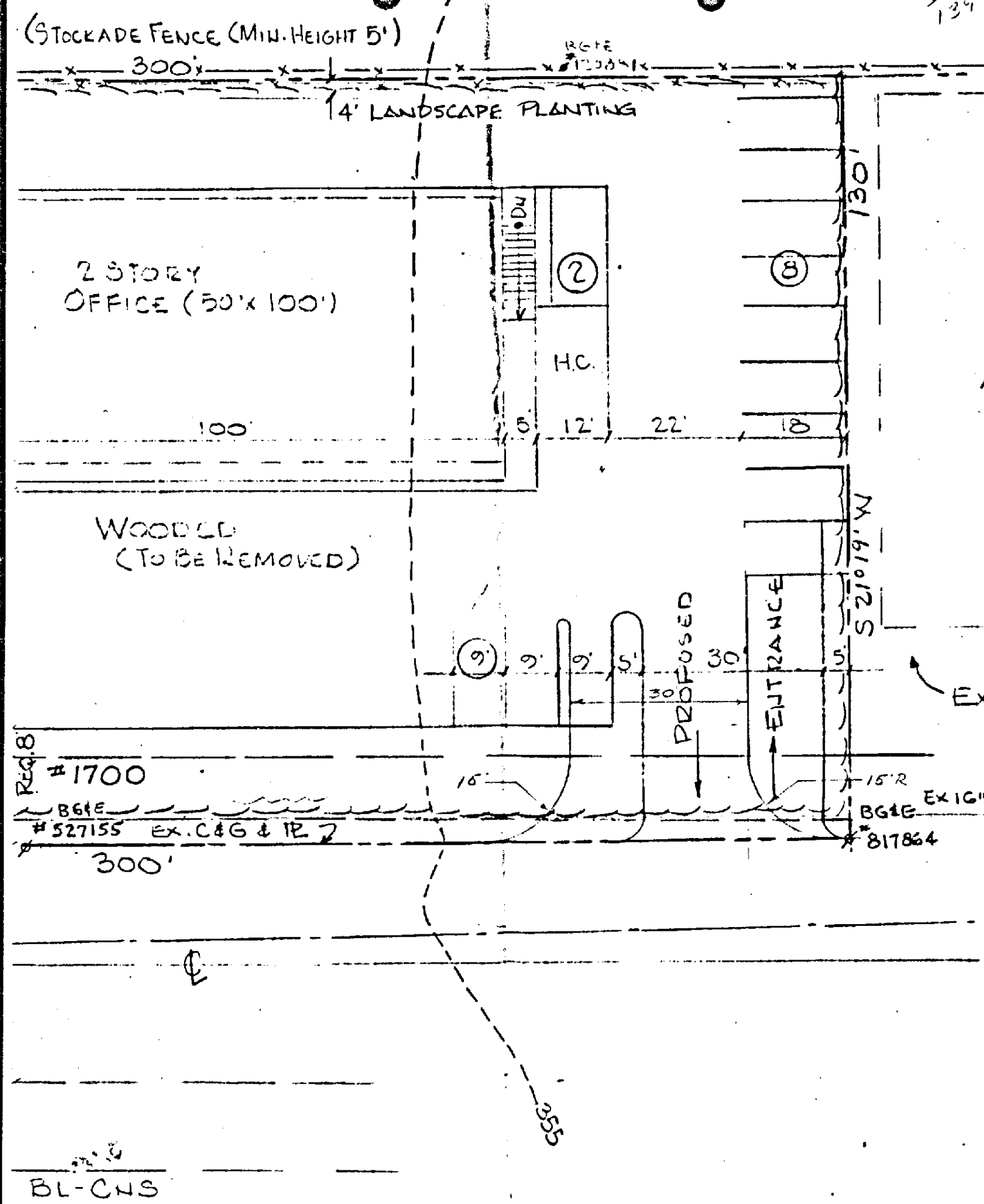
The Department of Traffic Engineering recommends the following changes to this site plan:

1. Have the entrance on Taylor Avenue moved to the west and have larger radius. (See sketch.)
2. Curbs, gutters, and sidewalks should be installed around the entire frontage of site.
3. Install a 30' radius at the intersection of Bon Air Road and Taylor Avenue.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 139, Zoning Advisory Committee Meeting of 10-21-86

Property Owner: Abid Riaz

Location: N/S Taylor Ave at Bon Air District 9

Water Supply: Public Sewage Disposal: Public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any chaffcut operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathroom, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

November 3, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 139 Zoning Advisory Committee Meeting are as follows:

Property Owner: Abid Riaz
Location: N/S Taylor Avenue at the intersection of Bon Air Road
District: 9th.

APPLICABLE CODES ARE CHECKED:

() 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. #17-1 - 1980) and other applicable Codes and Standards.

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

() Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/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 Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1007, Section 1008.2 and Table 1005. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

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

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

() When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer's seals are usually required. The change of the Use Group is from Use _____ to Use _____ or to Mixed Use. See Section 312 of the Building Code.

() The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 316.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

() Comments: 2nd floor exceeds 14,000 square feet thus requiring access by the Handicapped (elevator) under State Law. Provide handicapped curb cuts, sidewalk ramps, approved handicapped signs, building access, etc., etc. Buildings shall comply to Tables 501 and 401.

() 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. The applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark S. Flanagan
Building Plans Review

L/27/86



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

PAUL H. REINCKE
CHIEF

October 20, 1986

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

RE: Property Owner:

Abid Riaz

Location:

N/S Taylor Ave. at the intersection of Bon Air Road

Item No.:

139 Zoning Agenda: Meeting of Oct. 21, 1986

Gentlemen:

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

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

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

(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: [Signature] Noted and
Planning Group Approved:
Special Inspection Division

/mb

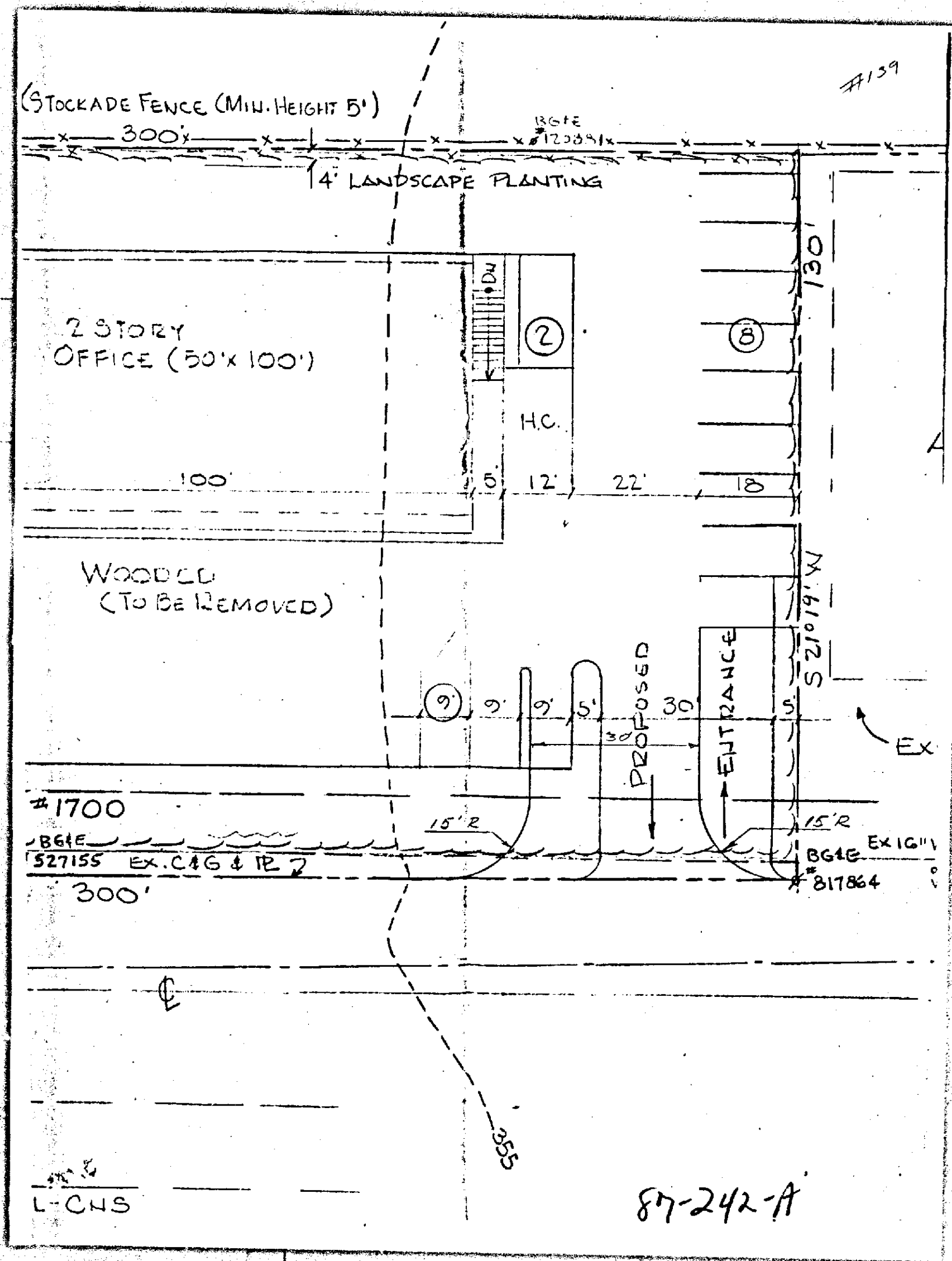
Zoning Item # 139 Zoning Advisory Committee Meeting of 10-21-86

Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
() The results are valid until _____.
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____.
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- (X) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



CERTIFICATE OF PUBLICATION

TOWSON, MD., December 3, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 3, 1986

TOWSON TIMES,
Susan Shudis Obrutt
Publisher

38.25

PETITION FOR ZONING VARIANCE
9th Election District
Case No. 87-242-A
LOCATION: Northeast Corner of Taylor Avenue and Bon Air Road (1700 Taylor Avenue)
DATE AND TIME: Tuesday, December 23, 1986, at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Zoning Variance to permit parking spaces to be 5 feet from the street property line in lieu of the required 8 feet.
Being the property of Abid Rice, as shown on plat plan filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JAILON
Zoning Commissioner
OF BALTIMORE COUNTY
12465-126124 Dec. 3

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 12/17/86

Posted for: Variance

Petitioner: Abid Rice

Location of property: NE Corner Taylor Ave. & Bon Air Rd. 1700 Taylor Ave.

Location of Signs: Facing Taylor Ave. across 12' E. of Monday ex. property of Petitioner

Remarks:

Posted by: M. Shudis Signature Date of return: 12/17/86

Number of Signs: 1

CERTIFICATE OF PUBLICATION

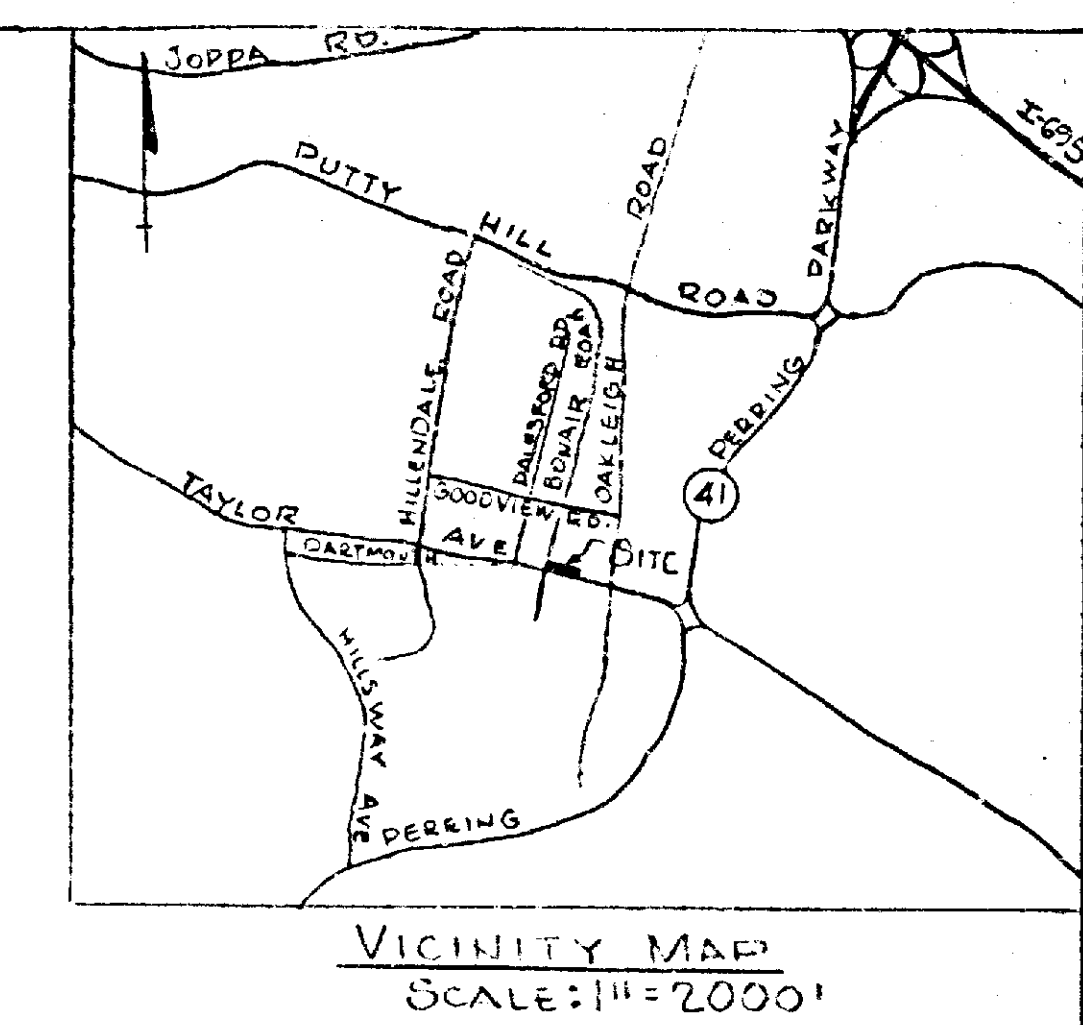
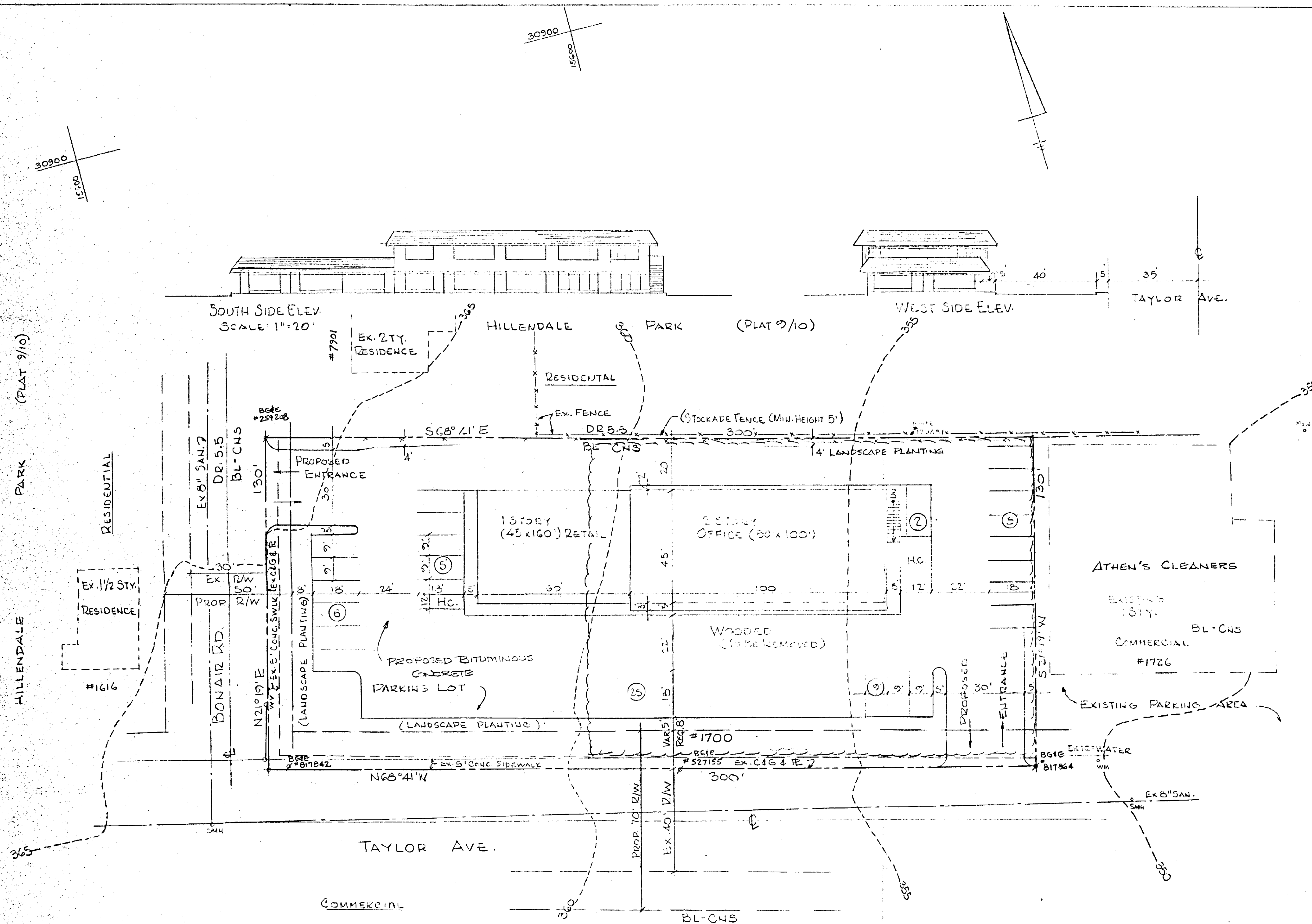
TOWSON, MD., December 4, 1986

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 December 4, 1986

THE JEFFERSONIAN,
Susan Shudis Obrutt
Publisher

24.75

PETITION FOR ZONING VARIANCE
9th Election District
Case No. 87-242-A
LOCATION: Northeast Corner of Taylor Avenue and Bon Air Road (1700 Taylor Avenue)
DATE AND TIME: Tuesday, December 23, 1986, at 9:45 a.m.
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By Order Of
ARNOLD JAILON
Zoning Commissioner
of Baltimore County
12002 Dec. 4



- GENERAL NOTES:**
1. ELECTION DISTRICT - 9TH
 2. COUNCILMANIC DISTRICT - 4TH
 3. CENSUS TRACT - 4015
 4. WATERSHED - 22
SUB WATERSHED - 50
 5. PARKING DATA:
1ST FLOOR (45' x 160') = 7200 ÷ 200 = 36 PARKING SPACES
2ND FLOOR (50' x 100') = 5000 ÷ 500 = 10 PARKING SPACES
TOTAL = 46 PARKING SPACES REQUIRED
 6. PROPOSED PARKING SPACES = 44 + 2 HCP = 46
 7. LANDSCAPING:
TREES
PARKING SPACES ALONG STREETS = 31/1 TREE/12 CAR = 2.6 TREES
TREES ALONG STREET = 430'/1 TREE/20' = 21.5 TREES
TOTAL = 24.1 TREES
EVERGREEN SHRUBS: - 3' SPACING ALONG STREETS
 8. FLOOR AREA RATIO:
1ST FLOOR = 45' x 160' = 7,200 SQ. FT.
2ND FLOOR = 50' x 100' = 5,000 SQ. FT.
TOTAL FLOOR AREA = 12,200 SQ. FT.
RATIO = 12,200 ÷ 130' x 300' = 0.313
 9. SANITARY DWG. NO. 52-1123, WATER DWG. NO. 40-G58
 10. FIRE HYDRANT SE CORNER OF TAYLOR & OAKLEY AVENUES & DALESFORD ROAD
- | SOIL | DESCRIPTION | STREETS & PARKING LOTS |
|------|-------------|---|
| BUB | BELTSVILLE | MODERATE - SEASONALLY
REFRESHED WATER TABLE; SLOPE |
11. PROPOSED CONTOURS TO FOLLOW EXISTING CONTOURS
 12. ZONING BL-CNS
 13. PROPOSED CONTOURS TO FOLLOW EXISTING - FINAL CONTOURS WILL BE SHOWN ON BUILDING PERMIT SITE PLAN.
 14. DEEP REF: 7064/597.
 15. STORM WATER MANAGEMENT - POROUS PAVEMENT.

ACREAGE CALCULATIONS:

1. GROSS AREA = 39,000 SQ. FT. (0.8953 AC±)
2. ROAD WIDENING:
A. BONAIR ROAD = 1,300 SQ. FT.
B. TAYLOR AVENUE = 4,500 SQ. FT.
3. NET AREA = 33,200 SQ. FT.

PROPOSED RETAIL OFFICE BUILDING
SCALE: 1" = 20'

EXISTING CONTOUR INTERVAL = 5'

139
87-242-A

VARIANCE PLAN		
TAYLOR PARK SHOPPING CENTER		
1700 TAYLOR AVENUE BALTIMORE, MD. 21204		
OWNER/DEVELOPER: ABID RIAZ 3501 SEMINARY AVENUE FALLS CHURCH, VIRGINIA 22041		
SCALE: AS SHOWN	REVISIONS	PHONE: 823-6150
DATE: AUGUST, 1986		

LIPIN ENGINEERING & DEV. CORP.
2810 COLLEGE VIEW DRIVE
CHURCHVILLE, MARYLAND 21028
TELEPHONE: 676-9326

