

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.3 to permit 44 parking spaces in lieu of the the required 51 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)

1. That the subject property is a long established Pizza Hut restaurant which is in the process of being upgraded and improved.
2. That the property is served by public transit and has very nearly the required spaces for parking.
3. That many customers and employees walk or use public transit, and without the requested variance, the petitioners will sustain practical difficulty and unreasonable hardship, and the requested variance is in harmony with the spirit and intent of the regulations.

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.

LESSEE
Pizza Hut of Maryland, Inc.
(Type or Print Name)
Signature
Pizza Hut Building, Suite 200
9170 Route 108
Address
Columbia, Maryland 21045
City and State

Legal Owner(s):
National Building Rentals, Inc.
(Type or Print Name)
Signature
95 Carroll Street
(Type or Print Name)
Westminster, Maryland 21157
Signature

Attorney for Petitioner:
Newton A. Williams, Esquire
Nolan, Plumbhoff & Williams
(Type or Print Name)
Signature
204 W. Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: (301) 823-7800

Name, address and phone number of legal owner, tract purchaser or representative to be contacted
Newton A. Williams, Esquire
Name
204 W. Penn. Ave.,
Address
Towson, MD 21204 Phone No. 823-7800

MAP NO.	2C
E. D.	4
DATE	10/27
200	
1000	
DP	

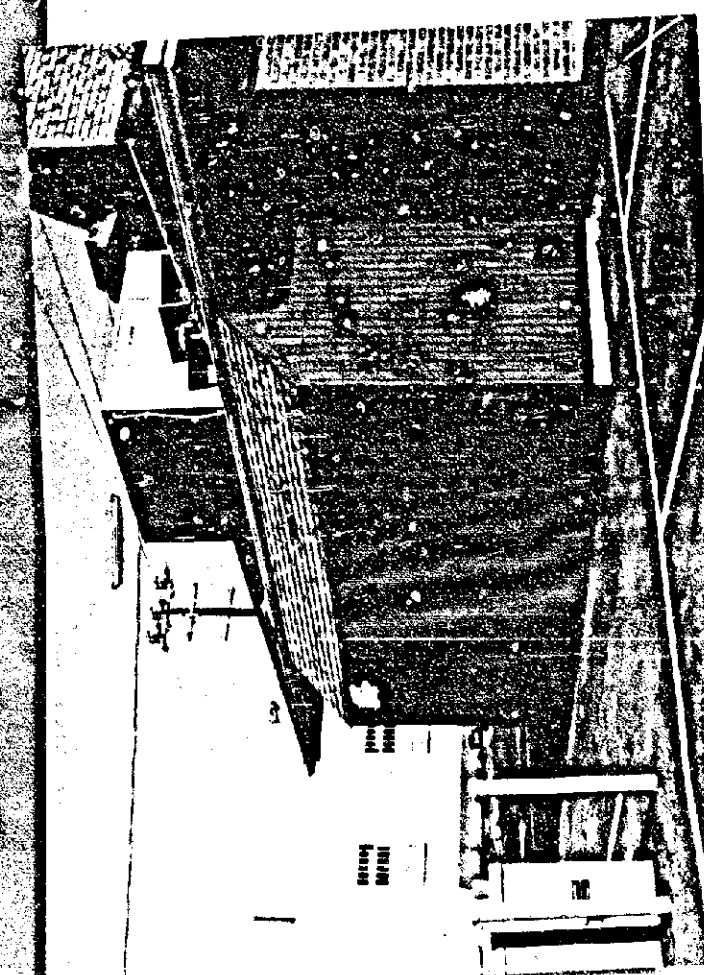
ORDERED By The Zoning Commissioner of Baltimore County, this 26th day

of November 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 6th day of January, 1987, at 10:15 o'clock A.M.

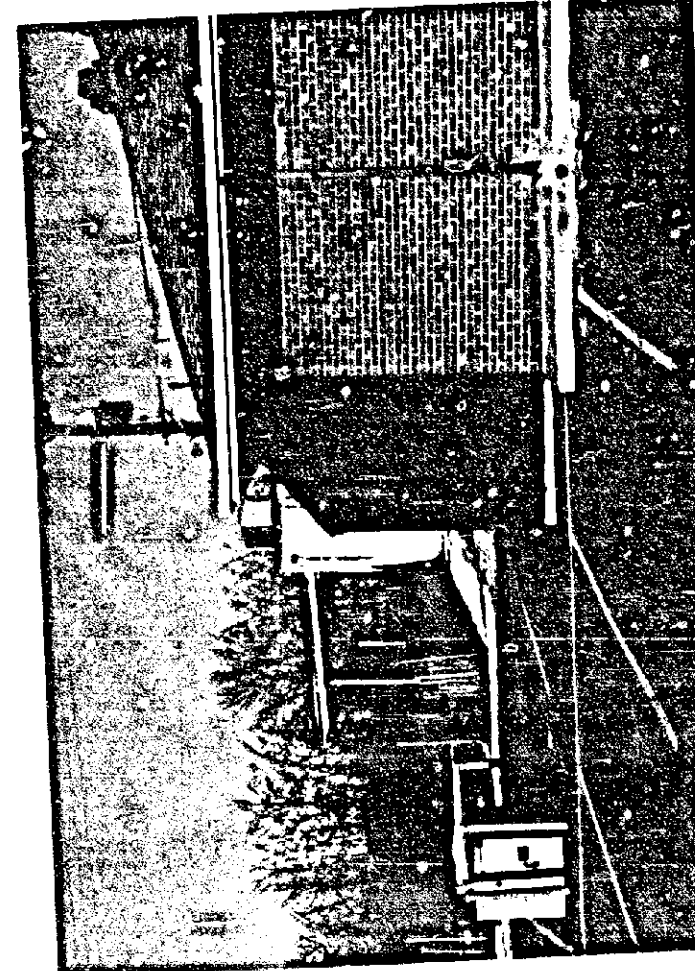
Zoning Commissioner of Baltimore County.

(over)

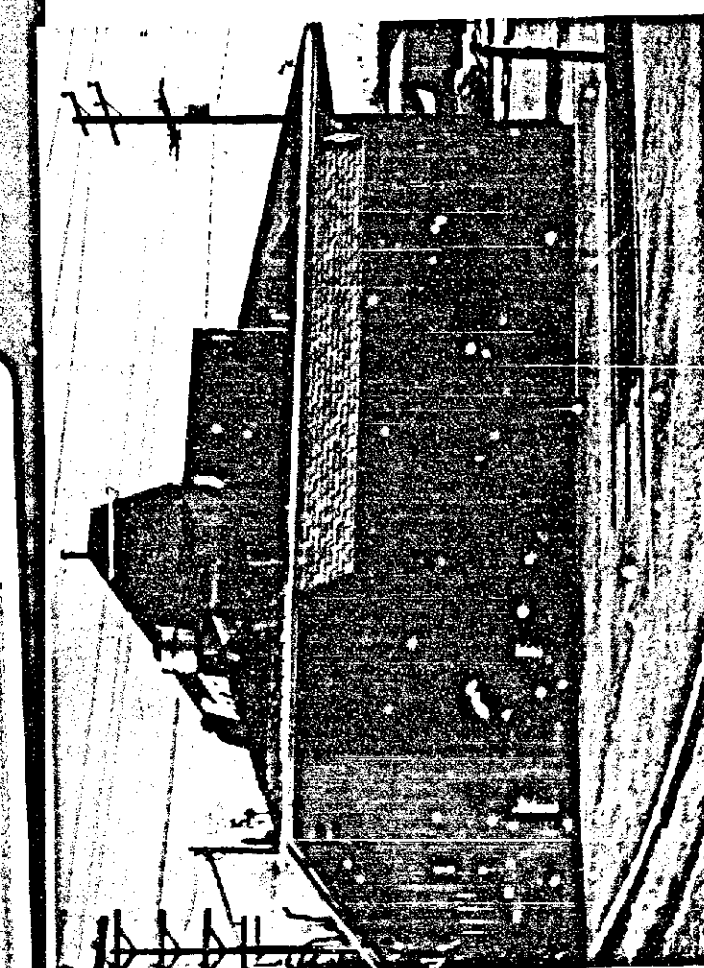
PETITIONER'S EXHIBIT 2



SI SAME AS #4 TI SHW DEPTH



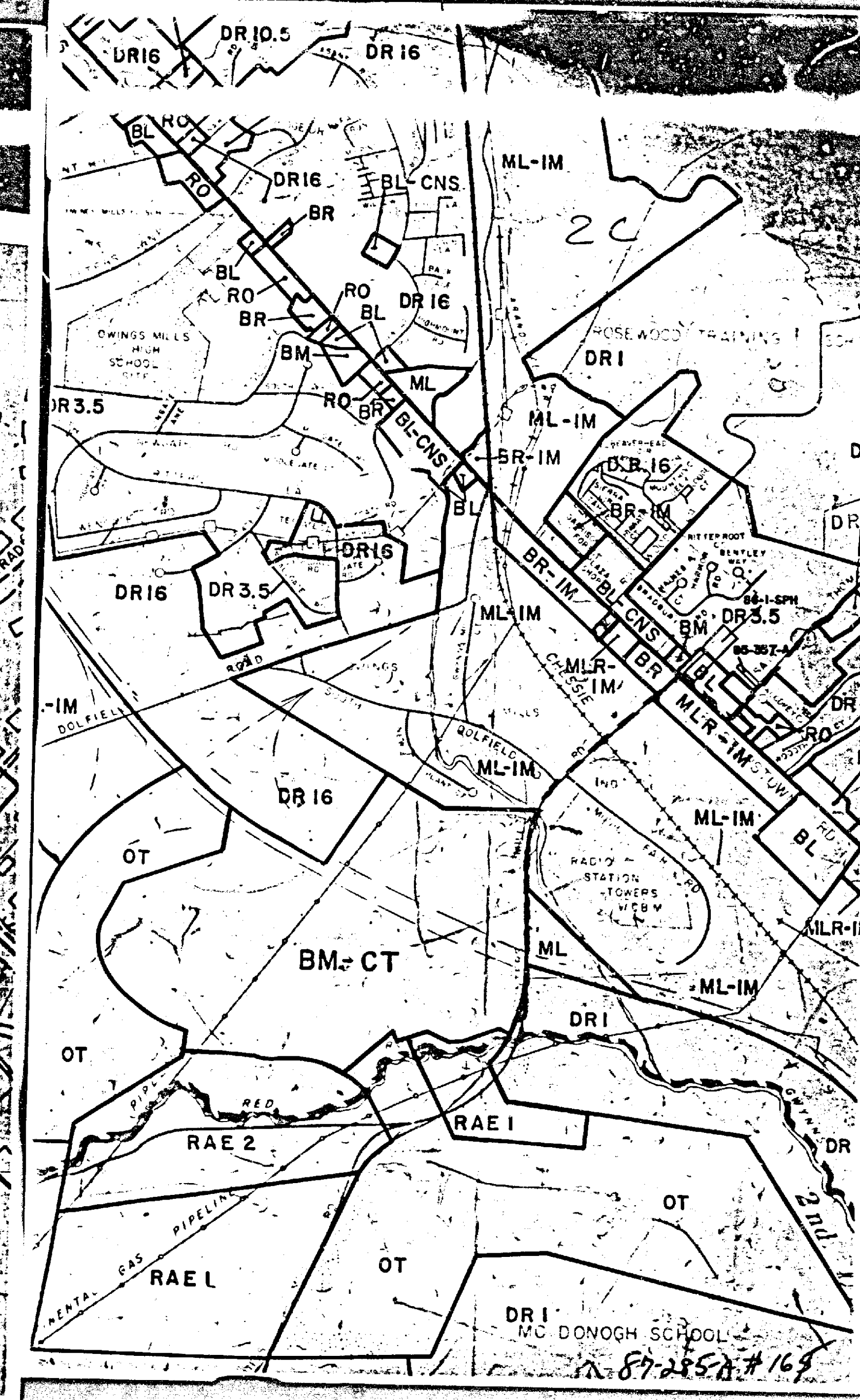
SI SAME AS #4, 5 & SHWING TRANS FORMER.



45 5/8 REAR OF BULG. SHED PROPOSED FOR REPLACEMENT



SI OF SITE & MANUFACTURING



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 23, 1986

Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 165 - Case No. 87-285-A
Petitioner: National Building
Rentals, Inc.
Petition for Zoning Variance

Dear Mr. Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The Committee has concluded that the proposed variance is in the public interest and that the proposed action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comments that are not informative will be discarded. The date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:dbb
Enclosures

cc: Hudkins Associates, Inc.
200 E. Joppa Road
Room 101, Shell Building
Towson, Maryland 21204

87-285-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 26th day of November, 1986.

ARNOLD FABLON
Zoning Commissioner

Petitioner National Building Rentals, Inc.
Petitioner's Attorney Newton A. Williams, Esquire

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

CL:GIM:av
cc: Mr. J. Ogile

By: George Wiltman
Charles Lee, Chief
Bureau of Engineering
Access Permits

Dear Mr. Jablon:
On review of the submittal of September 3, 1986 and field inspection by the State Highway Administration - Bureau of Engineering Access Permits finds all access to the site generally acceptable.

Very truly yours,

Re: ZAC Meeting of 11-4-86
Property Owner: National Building Rentals
Location: SWS Rafterstown Rd.
Route 140, 825 feet NW centerline of Painters Hill Rd. - IM
Extended Zoning: Variance to permit 44 parking spaces in lieu of the required 51 parking spaces.
Area: 0.57 Acres
District: 4th Election District

November 5, 1986

Maryland Department of Transportation
State Highway Administration

RECEIVED
NOV 10 1986
ZONING OFFICE
William A. Williams
Chairman
Zoning Plans Advisory Committee

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

December 5, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/S of Reisterstown Road, 825 feet Northwest
of the c/l of Painters Mill Road (10244 Reisterstown Rd.)
4th Election District
National Building Rentals, Inc. - Petitioner
Case No. 87-285-A

TIME: 10:15 a.m.

DATE: Tuesday, January 6, 1987

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

[Signature]
Zoning Commissioner
Baltimore County

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

No. 026082

DATE: 10/27/86 ACCOUNT: 01.615.000

AMOUNT: \$ 100.00

RECEIVED: Nolan Plumhoff & Williams

FOR: Variance # 165

0067*****1000000 927AF

VALIDATION OR SIGNATURE OF CASHIER

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 30, 1986

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
SW/S of Reisterstown Rd., 825' NW of the c/l
of Painters Mill Rd. (10244 Reisterstown Rd.)
4th Election District
National Building Rentals, Inc. - Petitioner
Case No. 87-285-A

Dear Mr. Williams:

This is to advise you that \$72.39 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.

By _____ re County, Maryland, and remit
ding, Towson, Maryland

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

No. 025782

DATE: 12/1/86 ACCOUNT: 01.615.000

SIGN & POST
RETURNED

AMOUNT: \$ 72.39

RECEIVED: Pizza Hut of Md., Inc., 9170 Route 108, Suite
200, Pizza Hut Bldg., Columbia, Md. 21045

FROM: ADVERTISING & POSTING COSTS RE CASE 87-285-A

FOR: 0067*****7239000 00001

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of Reisterstown Rd., 825' :
NW of the c/l of Painters Mill : OF BALTIMORE COUNTY
Rd. (10244 Reisterstown Rd.) :
4th District :

NATIONAL BUILDING RENTALS, INC., : Case No. 87-285-A
Petitioner : : : : : :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-
captioned matter. Notices should be sent of any hearing dates or other
proceedings in this matter and of the passage of any preliminary or
final Order.

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

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

I HEREBY CERTIFY that on this 24th day of December, 1986, a copy
of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire,
Nolan, Plumhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204,
Attorney for Petitioner; & Pizza Hut of Md., Inc., Pizza Hut Bldg., Suite 200,
9170 Rte. 108, Columbia, MD 21045, Lessee.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR ZONING VARIANCE

4th Election District

Case No. 87-285-A

LOCATION: Southwest Side of Reisterstown Road, 825 feet Northwest
of the Centerline of Painters Mill Road (10244 Reisterstown Road)

DATE AND TIME: Tuesday, January 6, 1987, at 10:15 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 44 parking spaces in lieu of the
required 51 spaces

Being the property of National Building Rentals, Inc., 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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore
County this 16th day of January, 1987, that the herein request for a variance
to permit 44 parking spaces in lieu of the required 51 parking spaces, be and is
hereby GRANTED, subject, however, to the following restriction:

The landscaping area between the restaurant and the
road shall be designed, planted and maintained in
accordance with the requirements of the Division of
Current Planning and Development.

[Signature]
Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

IN RE: PETITION FOR ZONING VARIANCE : BEFORE THE
SW/S of Reisterstown Rd., 825' NW : DEPUTY ZONING COMMISSIONER
of the c/l of Painters Mill Rd. : OF BALTIMORE COUNTY
(10244 Reisterstown Road)
4th Election District :
National Building Rentals, Inc. : Case No. 87-285-A
Petitioner :
* * * * *

The Petitioner herein requests a variance to permit 44 parking spaces in
lieu of the required 51 parking spaces.

Testimony by and on behalf of the Lessee indicated that the existing
Pizza Hut Restaurant has been at this site since 1973 with parking spaces and
two accesses to Reisterstown Road as reflected on the plan submitted, prepared
by Hudkins Associates, Inc., dated September 3, 1986, corrected January 6, 1986,
and identified as Petitioner's Exhibit 1. The quadrupling of menu items require
that the kitchen be remodelled and that an addition be built to provide, among
other things, more storage and refrigeration. The seating arrangement will con-
tinue to accommodate 64 patrons. Currently the parking lot has unused space;
only one parking space will be eliminated. Both accesses onto Reisterstown Road
are needed for a smooth flow of traffic. The proposed addition will be brick,
matching the original building. Gravel and hardy shrubs are located between the
building and the road to provide durable, low-maintenance landscaping.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it
appearing that strict compliance with the Baltimore County Zoning Regulations
(BCZR) would result in practical difficulty and unreasonable hardship upon the
Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance re-
quested would not adversely affect the health, safety, and general welfare of
the community and should therefore be granted.

ORDER RECEIVED FOR FILING
Date: 1/16/87
By: [Signature]

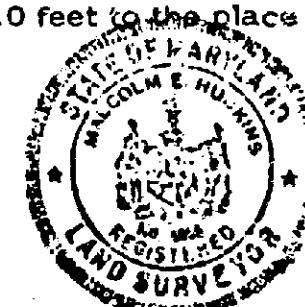
COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730.9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828.9060

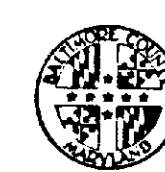
September 4, 1986

DESCRIPTION OF PARKING VARIANCE FOR 10244 REISTERSTOWN ROAD

Beginning for the same at a point on the southwest side of Reisterstown
Road (66 feet wide) said point being distant North 47 degrees 32 minutes
19 seconds West 825 feet from the point formed by the intersection of
the southwest side of said Reisterstown road with the centerline
of Painters Mill Road thence South 42 degrees 27 minutes 41 seconds West
220.00 feet thence North 47 degrees 32 minutes 19 seconds West 4.5 feet
thence along a curve to the right having a radius of 120.0 feet for an arc
length of 81.66 feet said arc being subtended by a long chord bearing
North 08 degrees 32 minutes 56 seconds West 80.09 feet thence
North 47 degrees 32 minutes 19 seconds West 46.33 feet thence
North 42 degrees 27 minutes 41 seconds East 164.0 feet thence along
a curve to the left having a radius of 20 feet for an arc length of
31.42 feet said arc being subtended by a long chord bearing
North 02 degrees 32 minutes 19 seconds West 28.88 feet to a point on
the southwest side of said Reisterstown Road thence binding thereon
South 47 degrees 32 minutes 19 seconds East 144.0 feet to the place of
beginning. Containing 0.57 acre more or less.



Malcolm E. Hudkins
Registered Surveyor #5095



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 16, 1987

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
SW/S of Reisterstown Road
825' NW of the c/l of
Painters Mill Road
(10244 Reisterstown Road)
4th Election District
National Bldg. Rentals, Inc.
Case No. 87-285-A

Dear Mr. Williams:

Enclosed please find a copy of the decision rendered in the above-refer-
enced case. Your Petition for Zoning Variance has been Granted, subject to the
restriction noted in the attached Order.

If you have any questions on the subject, please do not hesitate to con-
tact this office.

Very truly yours,

[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: People's Counsel

ORDER RECEIVED FOR FILING
Date: 1/16/87
By: [Signature]

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

DECEMBER 8, 1986

Re: Zoning Advisory Meeting of November 4, 1986
Item # 165
Property Owner: NATIONAL BUILDING RENTALS
Location: SW/S REISTERSTOWN RD.
825' NW 2 OF PAINTERS MILL 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 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.
- () 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 [unclear].
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by 8111 170-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [unclear].
- () The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 170-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:
① THE LANDSCAPE MANUAL SEC. V.A.3 - "IN COMMERCIAL, OFFICE & INDUSTRIAL ZONES INCREASES IN THE FLOOD AREA OF LESS THAN 50% SHALL REQUIRE THAT THE PARTIAL OF THE SITE IMPROVED TO THE STANDARDS IN THIS MANUAL.

② FOR LANDSCAPE REQUIREMENTS CONTACT AVERY HARDEN
David Fields, Acting Chief - 494-3355
Current Planning and Development

cc: James Hoswell

STEPHEN E. COLLINS
DIRECTOR

December 4, 1986

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

Item No. 165 -ZAC-
Property Owner
Location:

Existing Zoning:
Proposed Zoning:

Area:
District:

Meeting of November 4, 1986
National Building Rentals
SW/S Reisterstown Road, 825 feet NW
centerline of Painters Mill Road
B.R. - 1M
Variance to permit 44 parking spaces in
lieu of the required 51 parking spaces
0.57 acres
4th Election District

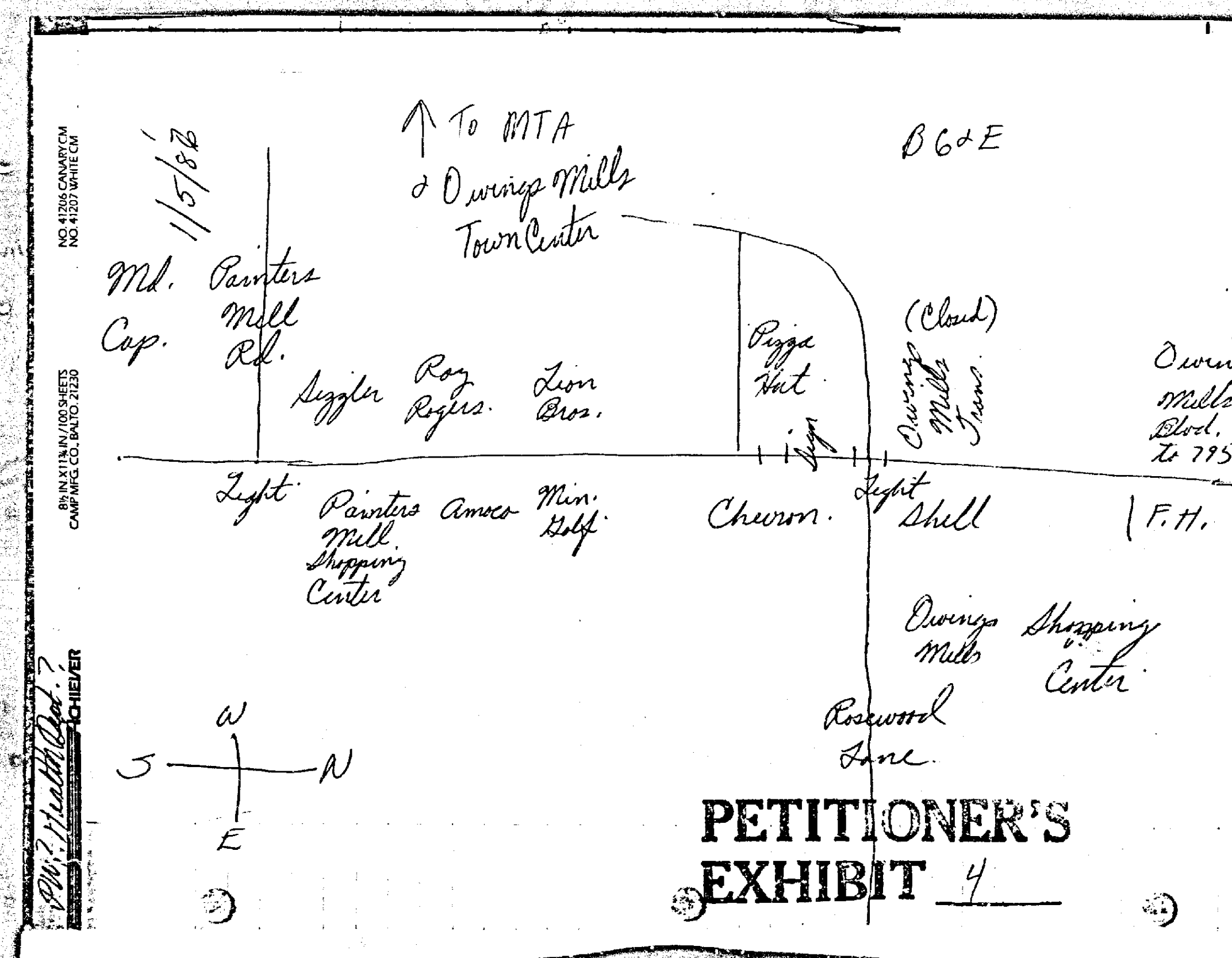
Dear Mr. Jablon:

This department recommends that the south most entrance to this site on Reisterstown Road be closed and all access from Reisterstown Road be at the traffic signal at Rosewood Lane.

Very truly yours,

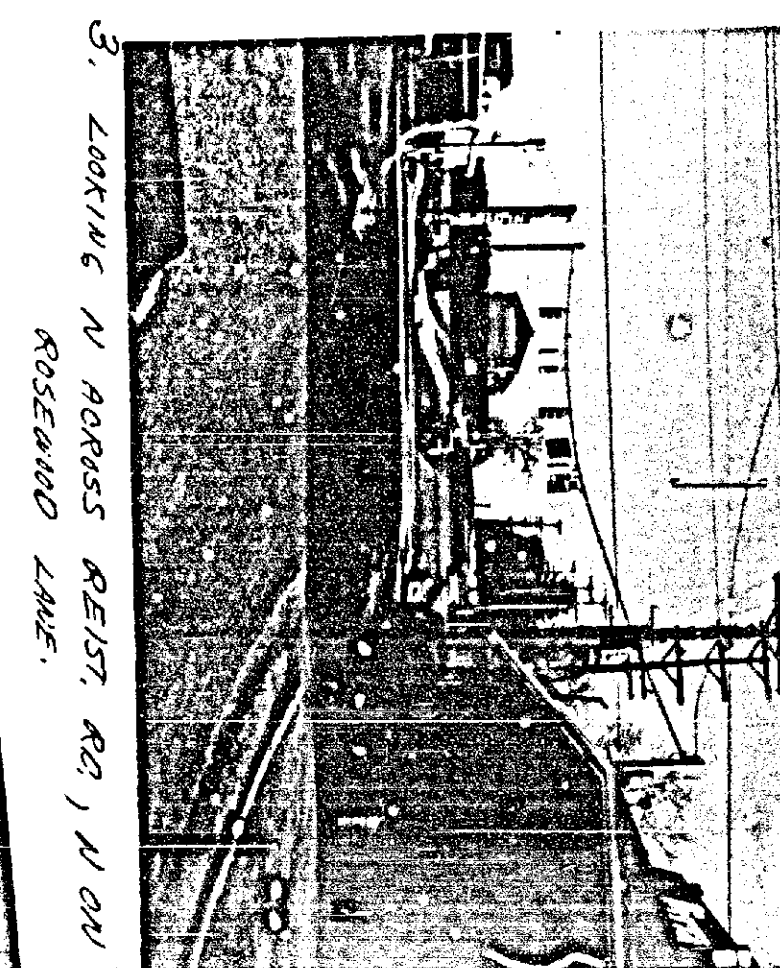
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

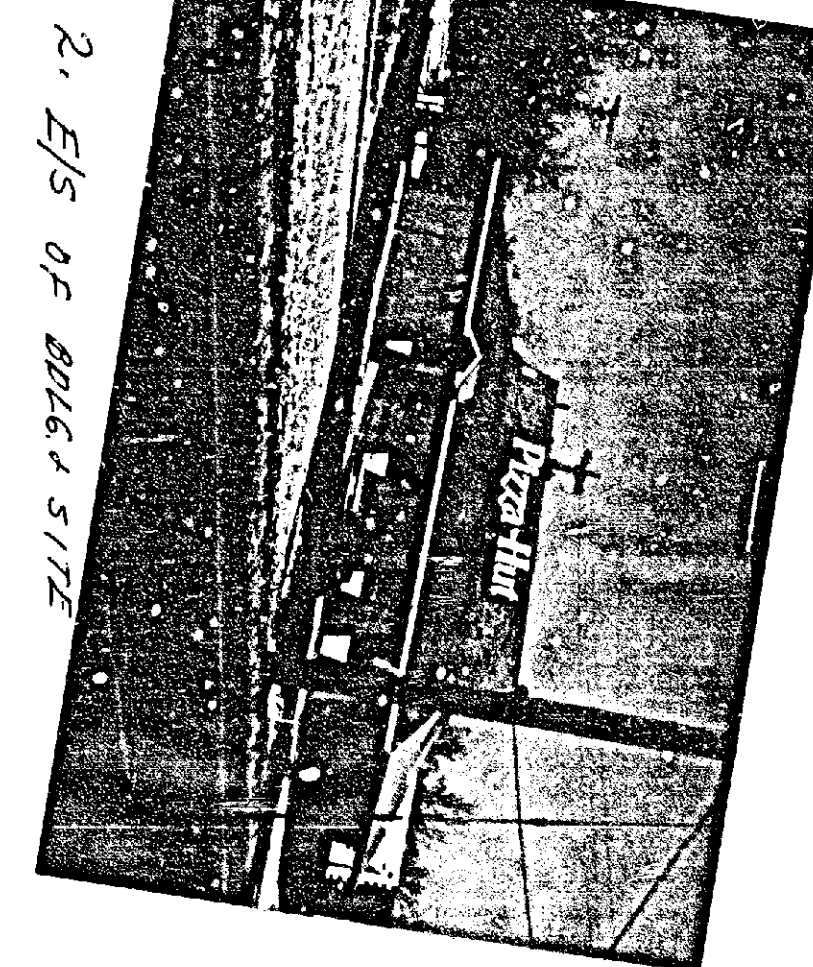


PETITIONER'S
EXHIBIT 4

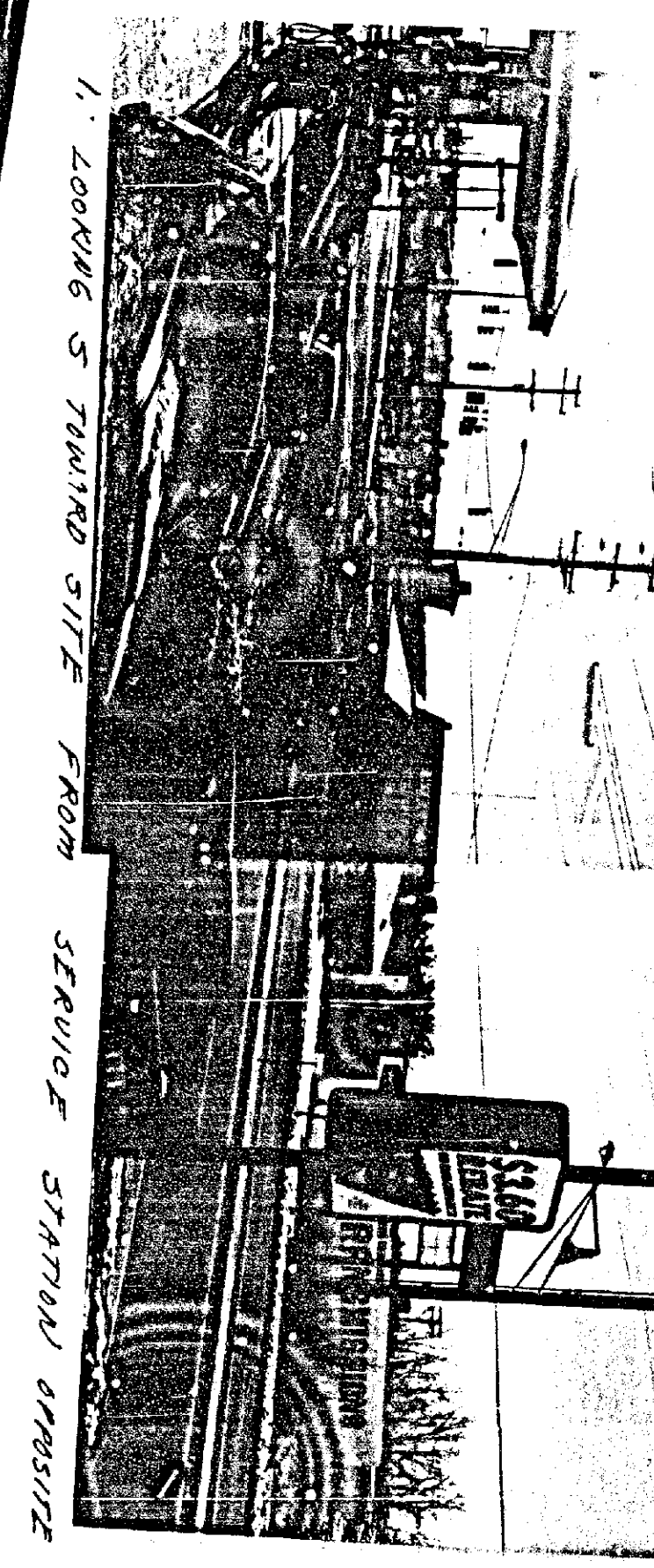
PETITIONER'S
EXHIBIT 3



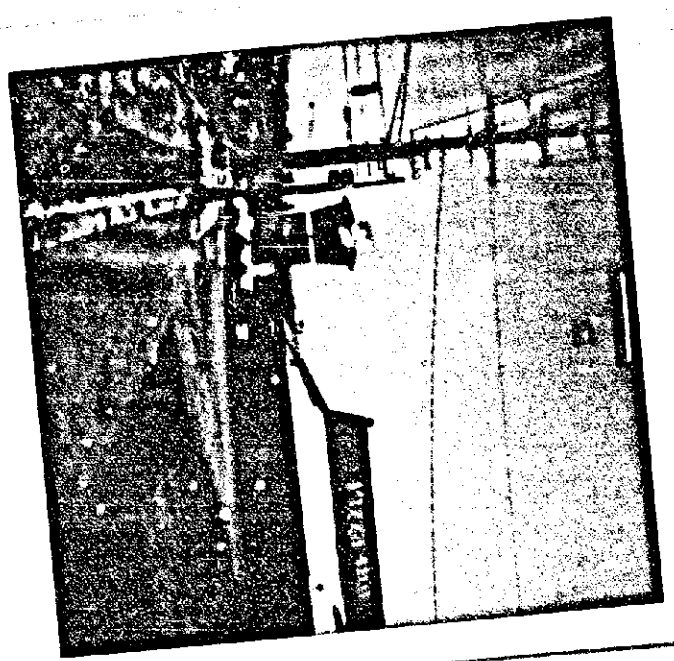
3. LOOKING N ACROSS REIST. RD. W ON ROSEWOOD LANE.



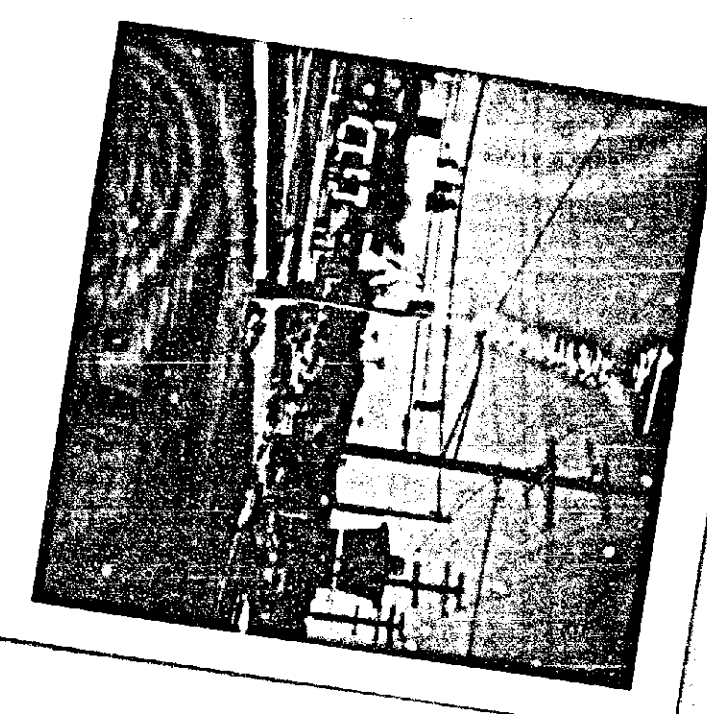
2. E/S OF ROSEWOOD LANE



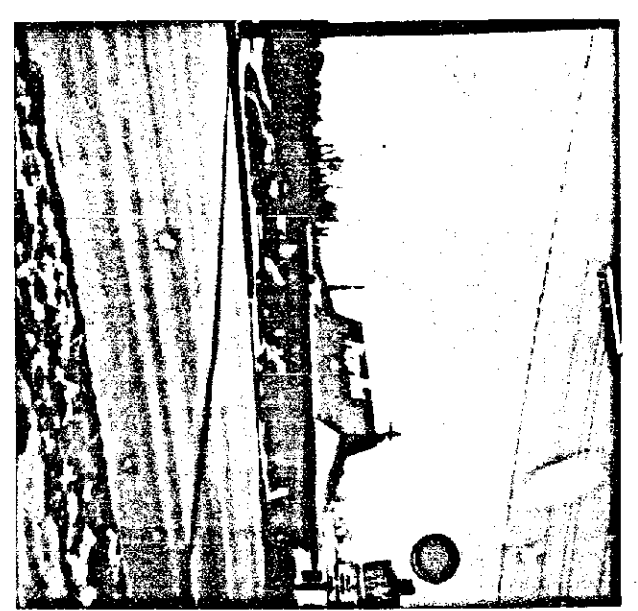
1. LOOKING S TOWARD SITE FROM SERVICE STATION APPROXIMATE



4. LOOKING SE ACROSS FRONT OF SITE



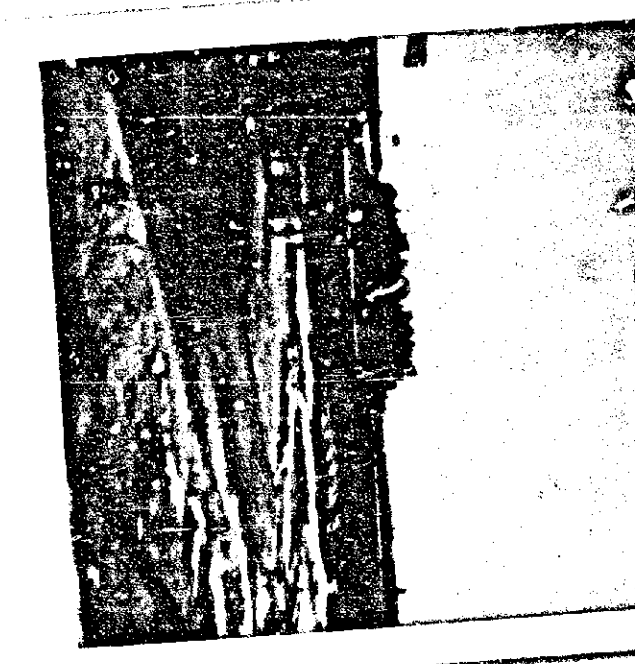
C. LOOKING E, SITE, RIGHT ACROSS INTERSECTION OF REIST. RD. AND ROSEWOOD LANE.



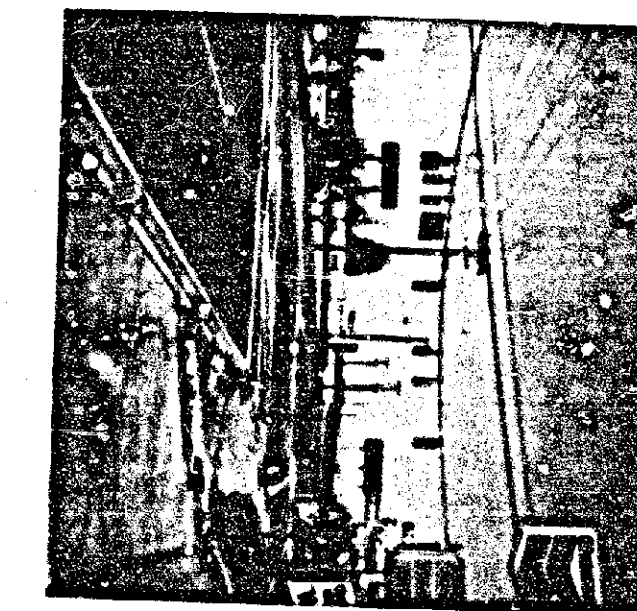
B. LOOKING N ACROSS REIST. RD. AT SITE



E. LOOKING NORTH REAR OF SITE B6+E.



G. LOOKING NW ON REIST. RD. FROM ON, SIDE OF ROAD IN FRONT OF SITE



H. LOOKING SE. ON REIST. RD. N. OF SITE, SITE ON RIGHT.

PETITIONER'S
EXHIBIT 5

PETITION FOR
ZONING VARIANCE
Case No. 19-86-10
LOCATION: Southwest Side of
Reisterstown Road, 825 feet
Westward of the Centerline of
Painters Mill Road (1024 Reisterstown
Road)
DATE AND TIME: Tuesday, January
14, 1987, 10:15 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 following:
Petition for Zoning Variance to
permit 44 parking spaces in lieu of
the required 51 spaces.
Being the property of National
Building Rentals, Inc., as shown on
plat filed with the Zoning Commission.
In the event that this Petitioner(s) is
granted a building permit may be
issued within the thirty (30) day appeal
period. The Zoning Commission will
hold a public hearing on the matter of
said petition during the period for
good cause shown. Such request
must be received in writing by the
date of the hearing, or
filed at the hearing.
By Order of
ADRIAN L. GRIFFIN
Zoning Commissioner
of Baltimore County
12/18/86 Dec. 18.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 18, 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 18, 1986.

THE JEFFERSONIAN,
Susan Sander O'Connell
Publisher
Cost of Advertising
27.50



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

PAUL H. REINCKE
CHIEF

November 18, 1986

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

RE: Property Owner: National Building Rentals

Location: SW/S Reisterstown Rd., 825 ft. NW centerline of
Painters Mill Rd.

Item No.: 165 Zoning Agenda: Meeting of Nov. 4, 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.

() 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 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 comments, at this time.

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

/mb

Zoning Item # 165 Zoning Advisory Committee Meeting of 11-4-86
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.

() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

() Others _____

John J. Forrest
John J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 165, Zoning Advisory Committee Meeting of 11-4-86

Property Owner: National Building Rentals

Location: SW/S Reisterstown Rd. District 4

Water Supply mtio Sewage Disposal mtio

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 charbroiler 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, bathhouse, 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
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

7-2-87

MR. JOHN F. SCHULZE
PIZZA HUT OF MD. INC.
9170 RT. 108.
COLUMBIA, MD. 21045

Dear MR. SCHULZE:

As the certifier of the enclosed Approved Plan you are responsible for the landscape installation.

The Baltimore County Landscape Manual states:

- o Section VII D. "All plans shall be fully implemented within one year after occupancy."
- o Section VII D. "A final dated certification that the planting has been completed in accordance with the Approved Plan, shall be required to be submitted by the Landscape Architect or by the applicant when a Landscape Architect is not required to prepare the plan."
- o Section VI C. "The Zoning Commissioner shall have the authority to enforce compliance with the Approved Final Landscape Plan."

This office recommends that you review the Manual before implementation. If you have any questions or comments, please call the Office of Planning at 494-3335.

Sincerely,

John H. Gerber
John H. Gerber
Landscape Planner
Current Planning and Development

AH:bjs

Enclosure

CC: Landscape Planning File
Project Landscape Architect

PIZZA HUT
10244 REISTERSTOWN RD.
C-1140-87
87-285-A
#165

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: December 9, 1986

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

SUBJECT: Zoning Petition No. 87-285-A

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office offers no comment.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sld

CPS-008



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

November 10, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 165 Zoning Advisory Committee Meeting are as follows:

Property Owner: National Building Rentals
Location: SW/S Reisterstown Road, 825 feet NW c/l of Painters Mill Road
District: 4th.

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. #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-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

() The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 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 Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.

() The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 510.0 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.

NOTE:

() Comments: The addition to the structure will require full compliance to the Baltimore County Code for site work such as parking, curb cuts, ramps, building access, building useability. Also, see Section 505.2 for upgrading the remaining structure to Code where required.

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

John F. O'Neill
John F. O'Neill, Chief
Building Plans Review

11/17/86

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

87-285-A

District: 4th

Date of Posting: 12-16-86

Posted for: Variance

Petitioner: National Building Rentals, Inc.

Location of property: SW/S Reisterstown Road, 825 ft. NW c/l of Painters Mill Road, 10244 Reisterstown Road

Location of Sign: On front of subject property 10244 Reisterstown Road

Remarks: _____

Posted by: John J. Forrest Signature _____ Date of return: 12-17-86

Number of Signs: 1

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Dec. 16, 1986

THIS IS TO CERTIFY that the annexed _____ Reg. # _____ E.O. # _____

6th Election District
Case No. 87-285-A

LOCATION: Southeast Side of Reisterstown Road, 825 feet Northwest of the Centerline of Painters Mill Road (10244 Reisterstown Road)

DATE AND TIME: Tuesday, January 6, 1987, at 10:15 a.m.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Zoning Variance to permit 44 parking spaces in lieu of the required 51 spaces.

Being the property of National Building Rentals, Inc., as shown on plan filed with the Zoning Office.

In the event that the Petitioner 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 the period for good cause shown. Such request must be received in writing by the clerk of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

a daily newspaper published in Baltimore County, Maryland.
weekly newspaper published in Baltimore County, Maryland.
weekly newspaper published in Baltimore County, Maryland.
PERS OF MARYLAND, INC.

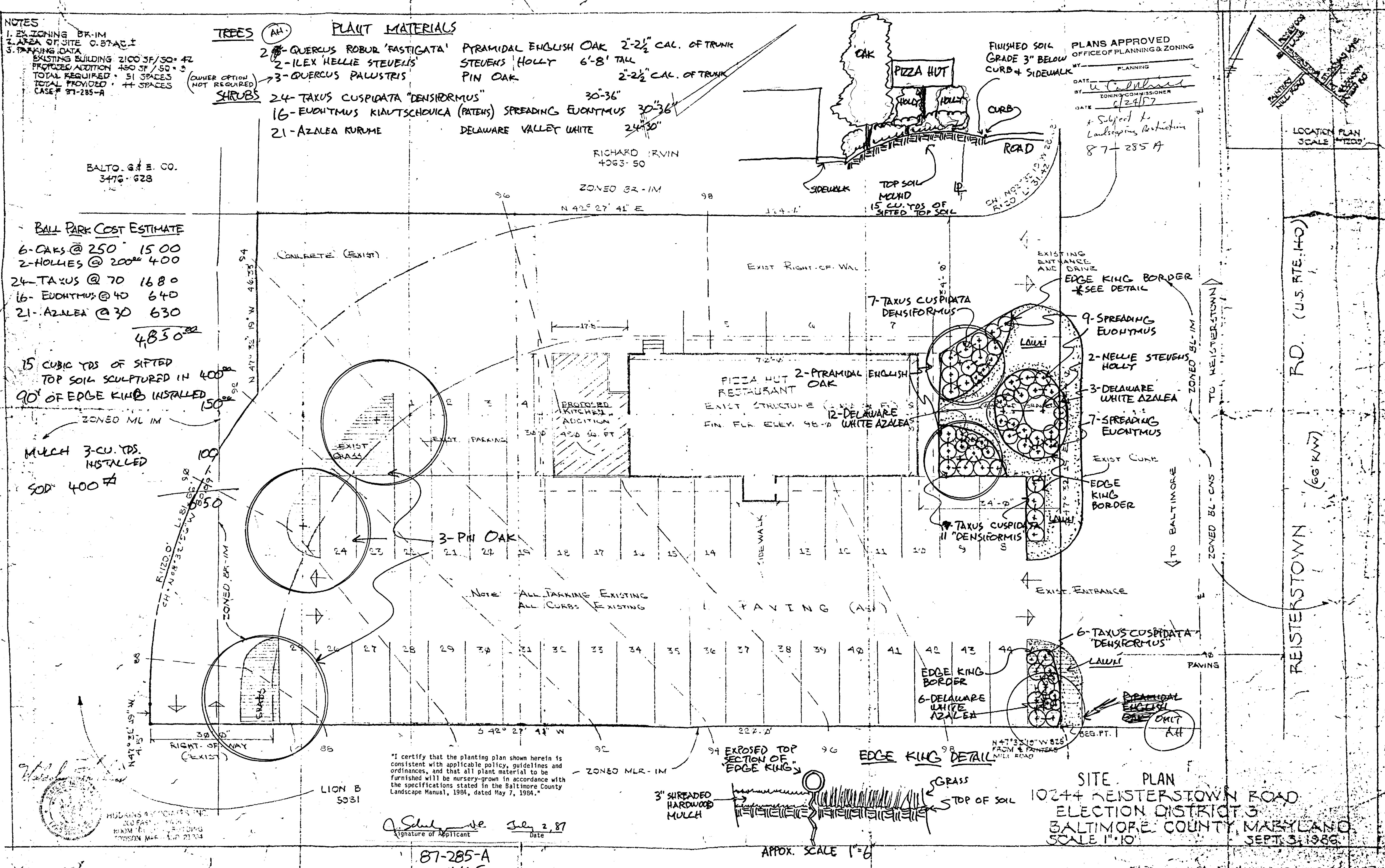
NOTES
 1. EXISTING 8K-1M
 2. AREA OF SITE 0.57 AC ±
 3. PARKING DATA
 EXISTING BUILDING 2100 SF/30 ± 42
 PROPOSED ADDITION 450 SF/50 ± 3
 TOTAL REQUIRED 51 SPACES
 TOTAL PROVIDED 44 SPACES
 CASE # 87-285-A

- TREES** (AH)
 2-QUERCUS ROBUR 'FASTIGATA' PYRAMIDAL ENGLISH OAK 2'-2 1/2" CAL. OF TRUNK
 2-ILEX 'HELLIE STEVEA'S' STEVEN'S HOLLY 6'-8' TALL
 3-QUERCUS PALUSTRIS PIN OAK 2'-2 1/2" CAL. OF TRUNK
SHRUBS
 24-TAXUS CUSPIDATA 'DENSIFORMIS' 30"-36"
 16-EUONYMUS KLAUTSCHOUKA (PATERA) SPREADING EUONYMUS 30"-36"
 21-AZALEA KURUME DELAWARE VALLEY WHITE 24"-30"

FINISHED SOIL
 GRADE 3" BELOW
 CURB & SIDEWALK
 PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: PLANNING
 DATE: 6/24/87
 ZONING COMMISSIONER
 Subject to
 Landscaping Restrictions
 87-285-A

BALL PARK COST ESTIMATE
 6-OAKS @ 250 1500
 2-HOLLIES @ 200 400
 24-TAXUS @ 70 1680
 16-EUONYMUS @ 40 640
 21-AZALEA @ 30 630
 4850.00

15 CUBIC YDS OF SIFTED
 TOP SOIL SCULPTURED IN 400
 90' OF EDGE KINGB INSTALLED 150
 MULCH 3-CU. YDS.
 INSTALLED
 SOD 400



"I certify that the planting plan shown herein is consistent with applicable policy, guidelines and ordinances, and that all plant material to be furnished will be nursery-grown in accordance with the specifications stated in the Baltimore County Landscape Manual, 1984, dated May 7, 1984."

Signature of Applicant: [Signature]
 Date: July 2, 87

87-285-A
 #165

SITE PLAN
 10244 REISTERSTOWN ROAD
 ELECTION DISTRICT 3
 BALTIMORE COUNTY, MARYLAND
 SCALE 1"=10'
 SEPT. 3, 1986

NOTES
 1. EX. ZONING BR-1M
 2. AREA OF SITE C. 87 AC. 11
 3. PARKING DATA
 EXISTING BUILDING 2100 SF / 50' x 42'
 PROPOSED ADDITION 450 SF / 50' x 9'
 TOTAL REQUIRED 51 SPACES
 TOTAL PROVIDED 44 SPACES

BALTO. GR. & CO.
 3474-628

RICHARD IRVIN
 4063-50

ZONED BR-1M

N 42° 27' 41" E 164.0'

CONCRETE (EXIST.)

EXIST. RIGHT-OF-WAY

EXISTING ENTRANCE AND DRIVE

PIZZA HUT RESTAURANT

EXIST. STRUCTURE (2,100 SF)

FIN. FLR. ELEV. 98.0'

PROPOSED ADDITION
 450 SF

EXISTING (WASQUE GRASS)
 PLANTING AREA
 SIDEWALK (EXIST.)

Note: ALL PARKING EXISTING
 ALL CURBS EXISTING

PAVING (A)

PETITIONER'S EXHIBIT

PLAN TO ACCOMPANY PETITION FOR
 PARKING VARIANCE
 10244 REISTERSTOWN ROAD
 ELECTION DISTRICT 24
 BALTIMORE COUNTY, MARYLAND
 SCALE 1" = 10'

OFFICE COPY

