

87-358-A

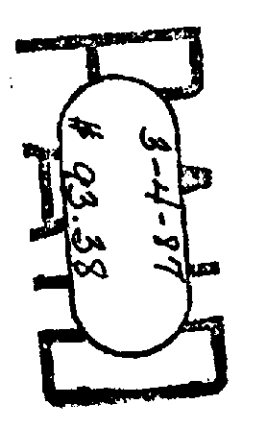
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
19th day of January, 1987.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Williams Estates Partnership Received by: James E. Dyer
Petitioner's Attorney John B. Howard, Esquire



87-358-A
4-95-E-4P

MAP 12-5-7
E. D. 15
DATE 7/14/87
200
1000
DP

87-358-A
Williams Estates Partnership
E/S of Bengies Rd., 1800' N of Eastern Ave.
15th Elect. Dist.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO Zoning Commissioner Date: February 20, 1987
Norman E. Gerber, AICP, Director
FROM Office of Planning and Zoning
SUBJECT Zoning Petition No. 87-358-A

The subject proposal seems to be an attempt to overcrowd the site. Additionally, it should be noted the property appears to be flat and rectangularly shaped.

NEG:JGH:sib

Norman E. Gerber
Norman E. Gerber
Director

RECEIVED
FEB 20 1987
ZONING OFFICE

CPS-008

7/7/82
2 PM
3/10/87

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

JAMES H. COOK
JOHN B. HOWARD
DORIS E. DOWNES
DANIEL E. TRACY, JR.
JOHN J. TRACY, JR.
JOSEPH C. TRACY, JR.
JERRY W. TRACY, JR.
HERBERT R. COOK, III
THOMAS L. COOK, III
K. MICHAEL, JR.

HAND DELIVERY
January 28, 1987

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

Re: Petition for Zoning Variances
Case No. 87-358-A
Williams Estates Partnership - Petitioner

Dear Arnold:

John Howard received notice today that a hearing has been scheduled in the above referenced matter for Wednesday, March 4th, at 9:50 a.m. Unfortunately, an Appeal from Zoning Case 87-110-A, S.S.E. Associates, Petitioner, was scheduled for the same date at 10:00 a.m.

I understand from Betty du Bois that hearings have not been set in for the dates of March 16th and 17th.

I have checked with the Board of Appeals and their first available date is April 22nd.

As both Mr. Howard and myself will be handling both of these cases, please reschedule the Williams Estates Partnership case for either the March 16th or March 17th date, if possible. I understand that Petitioner will be responsible for any additional advertising costs.

Kind regards.

Yours truly,
Robert A. Hoffman
Robert A. Hoffman

RAH:bw

RECEIVED
JAN 29 1987
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 26, 1987

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

Chairman
MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Dining Administration
Industrial Development

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 237 - Case No. 87-358-A
Petitioner: Williams Estates Partnership
Petition for Zoning Variance

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204



JAN 9 1987
ZONING OFFICE
William K. Hellmann
Secretary
Hal Kassoff
Administrator

January 5, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attention: Mr. James Dyer
Re: ZAC Meeting of 12-23-86
ITEM: #237.
Property Owner: Williams Estates Partnership
Location: E/S Bengies Road,
Route 150, 1800 feet N Eastern Ave.
Existing Zoning: M.H. - 1M
Proposed Zoning: Variance to permit a rear yard setback and side yard setback for the mini-warehouses of 5 feet in lieu of the required 30 feet and a distance between buildings of 18 feet, 23 feet and 30 feet, all in lieu of the required maximum 60 feet and to permit a side yard and rear yard setback for the storage yard of 20 feet in lieu of the required 30 feet
Area: 2.10 acres
District: 15th Election District

On review of the submittal of 12-2-86 for variance to side yard and rear yard setbacks for a proposed mini-warehouses the State Highway Administration - Bureau of Engineering Access Permits finds all access to the site by way of existing Bengies Road at Eastern Blvd. (Route 150) generally acceptable.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:maw
cc: Mr. J. Ogle

My telephone number is (301) 333-1350
Teletype writer for Impaired Hearing or Speech
383-7555 Baltimore Metro - 595-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

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

JANUARY 30, 1987

Re: Zoning Advisory Meeting of DECEMBER 23, 1986
Item # 237, WILLIAMS ESTATES PARTNER-
Property Owner: SHAW
E/S BENGIES RD. 1800' N. EASTERN
AVE

Dear Mr. Jablon:

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

- There are no site planning factors requiring comment.
- A County Review Group meeting was held and the minutes will be 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 [unclear].
- Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by B111 178-79. 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 B111 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:
FOR LANDSCAPE REQUIREMENTS CONTACT
AVERY HARDELL - 494-3335

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

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

The Department of Traffic Engineering has no comments for items number 233, 234, 235, 237, 238, 239, 240, 241, 243, 244, 246, 248, 249, and 250.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

January 21, 1987

RECEIVED
FEB 3 1987
ZONING OFFICE

314

BALTIMORE COUNTY DEPARTMENT OF HEALTH

1-21-87
Date

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

Zoning Item # 237, Zoning Advisory Committee Meeting of 12-23-86
Property Owner: Williams Estates Part.
Location: E/S Bengies Rd. District 15
Water Supply: meter Sewage Disposal: meter

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.

314 WWQ 1 4/86

1/18/87

- () Prior to raising 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

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

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

RE: Property Owner: Williams Estates Partnership
 Location: E/S Bengies Rd., 1800 ft. N Eastern Ave.
 Item No.: 237 Zoning Agenda: Meeting of 12/23/86

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

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comment at this time.

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

TED ZALESKI, JR.
 DIRECTOR

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

Dear Mr. Jablon:
 Comments on Item # 237 Zoning Advisory Committee Meeting are as follows:
 Property Owner:
 Location:
 District:

- APPLICABLE ITEMS ARE CIRCLED:
- (A) 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.D.I. #11-71 - 1980) and other applicable Codes and Standards.
 - (A) 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/are 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.
 - (A) All new structures except one-family detached dwellings require a minimum of 1 hour fire rating for exterior walls. See Section 1107.0. Interior lot line shall require a fire or party wall. See Table 401, Section 1107.0. Interior lot line shall require a fire or party wall. See Table 401, Section 1107.0 and Table 1102. 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 alternative 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, tidal/riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the (Flood) Flood levels including basement.
 - () Please advise type of construction per Table 401, allowable area per Table 501 use group S-1. See also Section 502.2, 502.3 and Section 1702.9. If fire walls are used to control the area see Section 1107.0. one hour tenant separation are amended in table 401 by Council Bill #17-85.
 - () These abbreviated comments reflect only on the information provided in the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.
- NO HIGH HAZARD STORAGE PERMITTED IN THESE BUILDINGS—SEE SECTION 306, for PROHIBITIONS

HAND DELIVERY
 January 30, 1987
 JAMES D. COOK
 JOHN S. HOWARD
 DAVID D. DOWNES
 ROBERT A. TRACY, JR.
 JOHN W. ZIMMERMAN
 JOSEPH W. ZIMMERMAN
 HELEN B. ZIMMERMAN
 THOMAS H. ZIMMERMAN
 C. GARY ZIMMERMAN
 GEORGE S. REYNOLDS, III
 LAWRENCE J. HOWARD, JR.
 ROBERT A. HOFFMAN
 DEBORAH C. DOWNES
 CYRIL W. ZIMMERMAN
 PATRICIA W. ZIMMERMAN
 HELEN B. ZIMMERMAN
 HELEN B. ZIMMERMAN
 THOMAS H. ZIMMERMAN
 C. GARY ZIMMERMAN
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 JOHN S. HOWARD
 DAVID D. DOWNES
 ROBERT A. TRACY, JR.
 JOHN W. ZIMMERMAN
 JOSEPH W. ZIMMERMAN
 HELEN B. ZIMMERMAN
 THOMAS H. ZIMMERMAN
 C. GARY ZIMMERMAN

Ms. Betty du Bois
 Office of Zoning
 County Office Building
 1st Floor
 Towson, Maryland 21204
 Re: Petition for Zoning Variances
 Case No.: 87-358-A
 Williams Estates Partnership - Petitioner

Dear Betty:
 As we discussed by phone this morning, please disregard my correspondence of January 28, 1987, asking that the March 4th date for the above referenced hearing be rescheduled. As you had myself will rearrange our schedules to accommodate the March 4th date.

Sorry for any inconvenience this may have caused you.
 Yours truly
Robert A. Hoffman
 Robert A. Hoffman

RAH:bw
 JAN 30 1987
 ZONING OFFICE

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 E/S of Bengies Road, * DEPUTY ZONING COMMISSIONER
 1800' N of Eastern Avenue *
 15th Election District * OF BALTIMORE COUNTY
 Williams Estates Partnership * Case No. 87-358-A
 Petitioner *

AMENDED ORDER

IT IS HEREBY ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25th day of March, 1987, that the Order dated March 12, 1987 be and is hereby amended to include the following additions:

Paragraph 2, Sentence 1, shall read "...mobile home park and the 280 families in the adjacent Oakdale mobile home park."
 The restriction shall be corrected to read, "Both the storage yard and the mini-warehouse shall be for the exclusive use of the residents of the Williams Estates and Oakdale mobile home parks. For the first five (5) years after occupancy, up to 40% of both the warehouse and storage yard space may be rented to residents outside the two parks, however, no storage may be of a commercial nature."

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

ORDER RECEIVED FOR FILING
 Date 3/25/87
 By Betty Schickman

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3333
 Arnold Jablon
 Zoning Commissioner
 March 25, 1987

John B. Howard, Esquire
 210 Allegheny Avenue
 Towson, Maryland 21204
 Dennis F. Rasmussen
 County Executive

RE: Petition for Zoning Variance
 E/S of Bengies Road,
 1800' N of Eastern Avenue
 15th Election District
 Williams Estates Partnership
 Case No. 87-358-A

Dear Mr. Howard:
 Enclosed please find a copy of the newly revised decision rendered on the above-referenced case. Your Petition for Zoning Variance has been Granted in accordance with the attached Amended Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

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

JMHJ:bjjs
 Enclosures
 cc: People's Counsel

ORDER RECEIVED FOR FILING
 Date 3/25/87
 By Betty Schickman

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 E/S of Bengies Road, * DEPUTY ZONING COMMISSIONER
 1800' N of Eastern Avenue *
 15th Election District * OF BALTIMORE COUNTY
 Williams Estates Partnership * Case No. 87-358-A
 Petitioner *

The Petitioner herein requests a zoning variance to permit a rear yard setback and side yard setback of 5 feet in lieu of the required 30 feet for the mini-warehouses; a side yard and rear yard setback of 20 feet in lieu of the required 30 feet for the storage yard; and a distance between buildings of 18 feet, 23 feet and 30 feet, all in lieu of the required maximum 60 feet, as more particularly described on the plan submitted, prepared by George W. Stephens, Jr. and Associates, Inc., dated December 2, 1986 and identified as Petitioner's Exhibit 1.

Testimony by and on behalf of the Petitioner indicated that they propose the placement of mini-warehouses to provide storage space for the 556 families residing in the existing mobile home park. The space above the storm water management area is used currently as a storage yard for trailers, boats, motor homes, etc., belonging to the residents of the mobile home park. There is no other available location within the park to provide such accommodations. The variances requested are necessary for the placement of the mini-warehouses and such placement will necessitate variances for the existing storage yard.

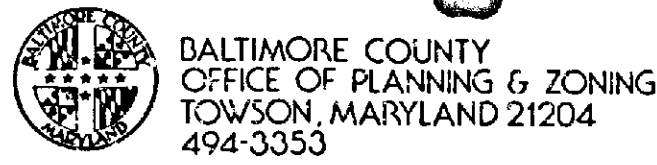
There were no Protestants.
 After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25th day of March, 1987, that a variance to permit a rear yard setback and a side yard setback of 5 feet for the mini-warehouse, a side yard and rear yard setback of 20 feet for the storage yard, and a distance between buildings of 18 feet, 23 feet and 30 feet, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is GRANTED, subject to the following restriction:

Both the storage yard and the mini-warehouses shall be for the exclusive use of the residents of the Williams Estates mobile home park.

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

ORDER RECEIVED FOR FILING
 Date 3/25/87
 By Betty Schickman



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 12, 1987

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
E/S of Bengies Road, 1800' N
of Eastern Avenue
15th Election District
Case No. 87-358-A
Williams Estates Partnership

Dear Mr. Howard:

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

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbs

Enclosures

cc: People's Counsel

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 255.1 (238.2) to permit a rearward setback and sideyard setback for the mini-warehouses of 5 feet in lieu of the required 30 feet, and a distance between buildings of 18 feet, 23 feet, and 30 feet, all in lieu of the required maximum 60 feet. Section 255.1 (238.2) to permit a sideyard and rearward setback for the storage yard of 20 feet in lieu of the required 30 feet.

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

To be determined at the hearing

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 N15900 Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Williams Estates Partnership
Signature	(Type or Print Name)
Address	<i>Barry P. Gossett</i>
City and State	Signature
Attorney for Petitioner:	P. O. Box 4996 574-8666
(Type or Print Name)	Address Phone No.
Signature	Baltimore, Maryland 21220
Address	City and State
Towson, Maryland 21204	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	John B. Howard
Attorney's Telephone No.: 823-4111	Name 210 Allegheny Avenue
	Towson, Maryland 21204
	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of March, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of March, 1987, at 9:50 o'clock A.M.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
Date 2/25/87
By *Phyllis Cole Friedman*

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
E/S of Bengies Rd., 1800' N of : OF BALTIMORE COUNTY
Eastern Ave., 15th District :
WILLIAMS ESTATES PARTNERSHIP, : Case No. 87-358-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.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 2nd day of February, 1987, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

RECEIVED
FEB 3 1987

Peter Max Zimmerman
Peter Max Zimmerman

ZONING OFFICE

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 2/13/87

Posted for: Variance

Location: Williams Estates Partnership

Location of property: 210 Allegheny Ave., Towson, Md.

Location of Signage: 210 Allegheny Ave., Towson, Md.

Remarks:

Posted by: *M. Zimmerman* Date of return: 2/19/87

Number of Signs: 2

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21284

Description to Accompany
Request for Variance.

October 3, 1986

Beginning for the same at a point on the east right of way line of Bengies Road distant 1800 feet more or less measured northwesterly along the east right of way line of Bengies Road from the north right of way line of Eastern Avenue as shown on a Plat of Bengies Trailer Village filed among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 35 folio 101, said point of beginning also being the southwesternmost corner of Parcel B as shown on a Plat of Oakdale filed among said Plat Records in Plat Book E.H.K., Jr. 46 folio 5 thence running

- 1 - North 21° 11' 40" West 155.00 feet thence
 - 2 - North 68° 48' 20" East 589.64 feet thence
 - 3 - South 21° 11' 40" East 155.00 feet and thence
 - 4 - South 68° 48' 20" West 589.64 feet to the place of beginning.
- Containing 2.10 acres of land more or less.



Charles D. Stark



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 25, 1987

Robert A. Hoffman, Esquire
Cook, Howard, Downes & Tracy
210 Allegheny Avenue
P.O. Box 5517
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
E/S of Bengies Rd., 1800' N of Eastern Ave.
15th Election District - 5th Councilmanic District
Williams Estates Partnership - Petitioner
Case No. 87-358-A

Dear Mr. Hoffman:

This is to advise you that \$93.38 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.

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

DATE 2/4/87 ACCOUNT R-01-615-000

2 SIGNS & POSTS TO BE
RETURNED AMOUNT \$ 93.38

RECEIVED FROM Cook, Howard, Downes & Tracy, 210 Allegheny Ave., Towson, Md. 21204

ADVERTISING & POSTING COSTS RE CASE #87-358-A

FOR 1 B C263*****33361A 8044F

VALIDATION OF SIGNATURE OF CARRIER

PETITION FOR ZONING VARIANCES

15th Election District
Case No. 87-358-A

LOCATION: East Side of Bengies Road, 1800 feet North of Eastern Avenue

DATE AND TIME: Wednesday, March 4, 1987, at 9:50 a.m.

PUBLIC HEARING: Room 301, 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 Variances to permit a rear yard setback and a side yard setback for the mini-warehouses of 5 feet in lieu of the required 30 feet, a distance between buildings of 18 feet, 23 feet and 30 feet all in lieu of the required maximum 60 feet, and a side yard setback and a rear yard setback for the storage yard of 20 feet in lieu of the required 30 feet.

Being the property of Williams Estates Partnership, as shown on plat plan filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 12, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 12, 1987.

THE JEFFERSONIAN,

Susan Clarke Abbott
Publisher

Cost of Advertising
39.33

PETITION FOR ZONING VARIANCES
15th Election District
Case No. 87-358-A

LOCATION: East Side of Bengies Road, 1800 feet North of Eastern Avenue

DATE AND TIME: Wednesday, March 4, 1987 at 9:50 a.m.

PUBLIC HEARING: Room 301, 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 Variances to permit a rear yard setback and a side yard setback for the mini-warehouses of 5 feet in lieu of the required 30 feet, a distance between buildings of 18 feet, 23 feet and 30 feet all in lieu of the required maximum 60 feet, and a side yard setback and a rear yard setback for the storage yard of 20 feet in lieu of the required 30 feet.

Being the property of Williams Estates Partnership, as shown on plat plan filed with the Zoning Office.

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

By Order Of
ARNOLD JABLON
Zoning Commissioner
Baltimore County
2094 Feb. 12.

11/8/87

PETITION FOR ZONING VARIANCES

15th Election District
Case No. 87-358-A
LOCATION: East Side of Bengies Rd., 1800 feet North of Eastern Ave.

DATE AND TIME: Wednesday, March 4, 1987, at 9:50 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

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

Petition for Zoning Variance to permit a rear yard setback and a side yard setback for the mini-warehouses of 8 feet in lieu of the required 30 feet, a distance between buildings of 18 feet, 23 feet and 30 feet all in lieu of the required maximum 60 feet, and a side yard setback and a rear yard setback for the storage yard of 20 feet in lieu of the required 30 feet.

Being the property of William Estates Partnership, as shown on plat plan filed with the Zoning Office.

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

BY ORDER OF
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Feb. 11, 1987

This is to Certify, That the annexed
Petition
Reg L 98560

was inserted in *The Times*, a newspaper printed and published in Baltimore County, once in each of one successive

weeks before the 11th day of Feb, 1987
James M. [Signature] Publisher.

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

January 23, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
E/S of Bengies Rd., 1800' N of Eastern Ave.
15th Election District
Williams Estates Partnership - Petitioner
Case No. 87-358-A

TIME: 9:50 a.m.

DATE: Wednesday, March 4, 1987

PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 29853

DATE 12/9/86 ACCOUNT 01-615-000

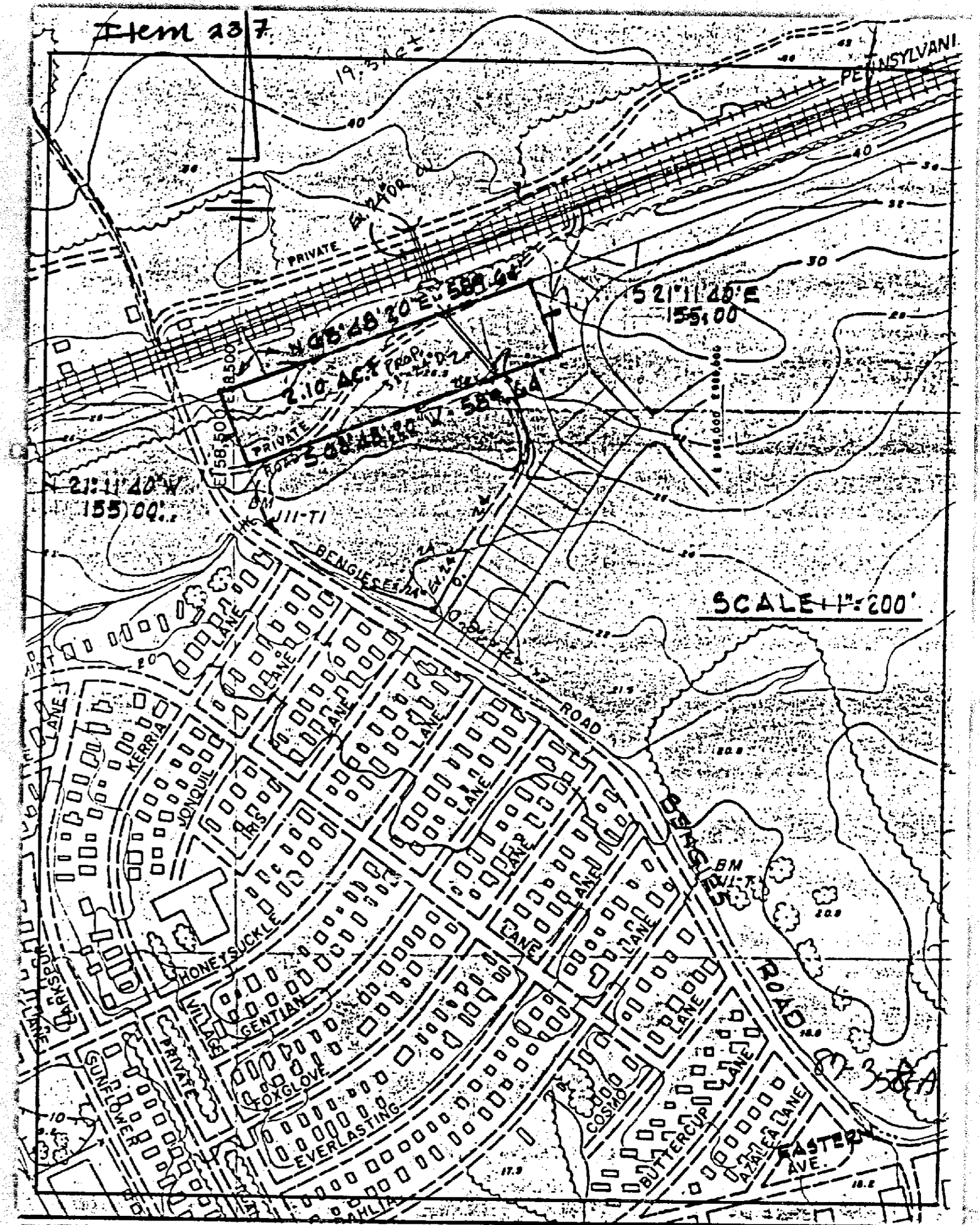
AMOUNT \$ 100.00

RECEIVED FROM: Cook, Howard Downes + Tracy

FOR: Variance # 237

B 0019*****100001a #108F

VALIDATION OR SIGNATURE OF CASHIER



John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

January 23, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
E/S of Bengies Rd., 1800' N of Eastern Ave.
15th Election District
Williams Estates Partnership - Petitioner
Case No. 87-358-A

TIME: 9:50 a.m.

DATE: Wednesday, March 4, 1987

PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 29853

DATE 12/9/86 ACCOUNT 01-615-000

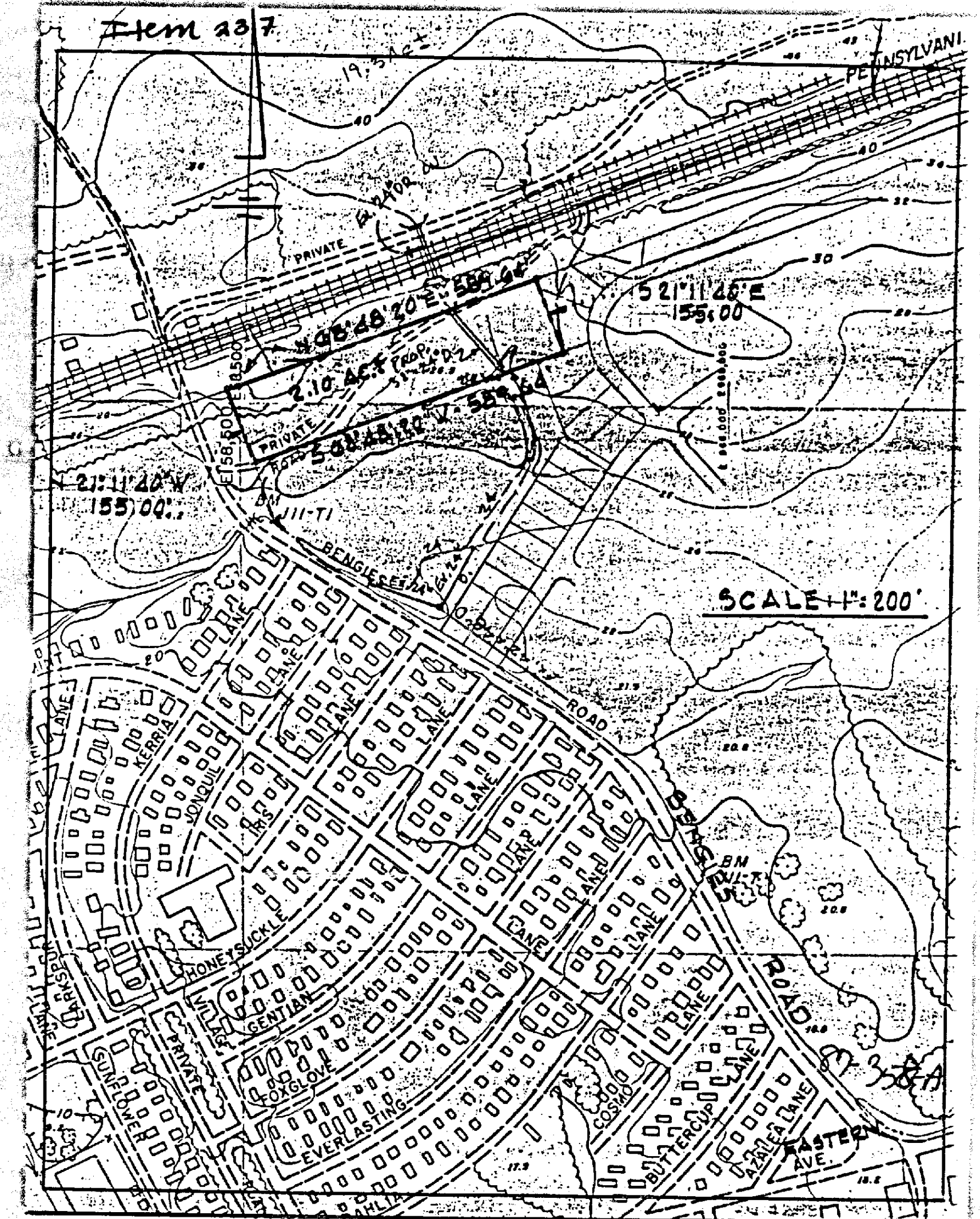
AMOUNT \$ 100.00

RECEIVED FROM: Cook, Howard Downes + Tracy

FOR: Variance #237

8 8019*****100001a #108F

VALIDATION OR SIGNATURE OF CASHIER



Page A-12

The Times

Middle River, Md., Feb 11 1987

This is to Certify, That the annexed

[Signature]

Reg L 98560

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 11th day of Feb, 1987.

[Signature] Publisher.

PETITION FOR ZONING VARIANCES

15th Election District
Case No. 87-358-A
LOCATION: East Side of Bengies Road, 1800 feet North of Eastern Avenue

DATE AND TIME: Wednesday, March 4, 1987, at 9:50 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 West 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:

Petitioner for Zoning Variance to permit a rear yard setback and a side yard setback for the mini-warehouses of 5 feet in lieu of the required 30 feet, a distance between buildings of 18 feet, 23 feet and 30 feet all in lieu of the required maximum 60 feet, and a side yard setback and a rear yard setback for the storage yard of 20 feet in lieu of the required 30 feet.

Being the property of Williams Estates Partnership, 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
Zoning Commissioner
of Baltimore County

ZONED: MH-1M

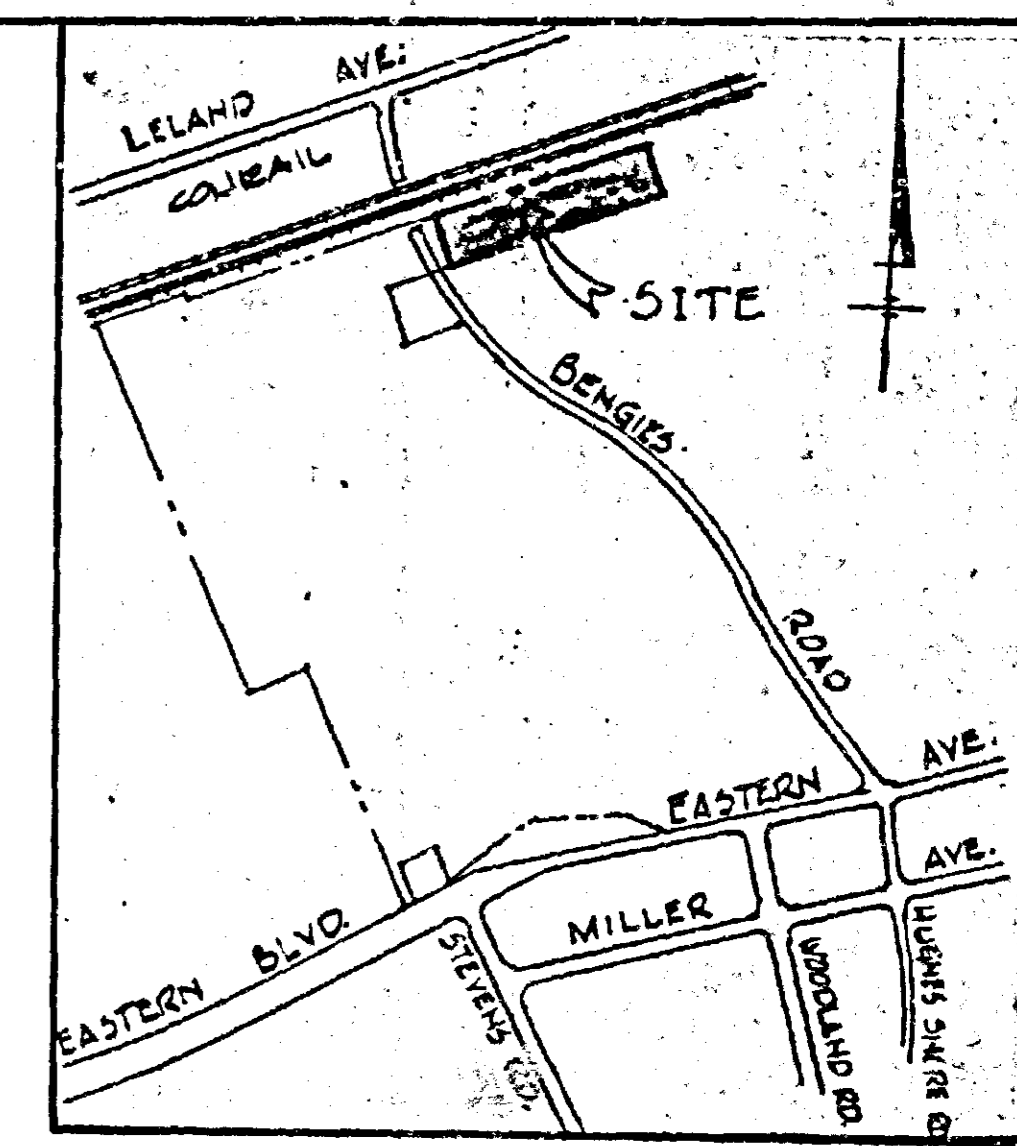
CONRAIL RAIL ROAD

RAILROAD RIGHT OF WAY

N 68° 48' 20" E - 539.64'

S 68° 48' 20" W - 539.64'

BENGIES TRAILER VILLAGE
35/101
ZONED: ML-1M



VICINITY MAP
SCALE: 1" = 500'

TABULATION

SITE AREA : 2.10 ACRES
ZONING : MH-1M
SITE IS IN BENGIES PUMPING STATION DRAINAGE AREA
PROPOSED USE : MISCL. STORAGE AREA FOR MOBILE HOME PARK & MINI-WAREHOUSES.
DEED REF: 0116/176 & 1979/576
ADJACENT PROPERTIES ZONING :
CASE NOS 66-185 X
70-184 A 5FH
84-203 A
SITE PERMIT NO. 73-202
C-290-85

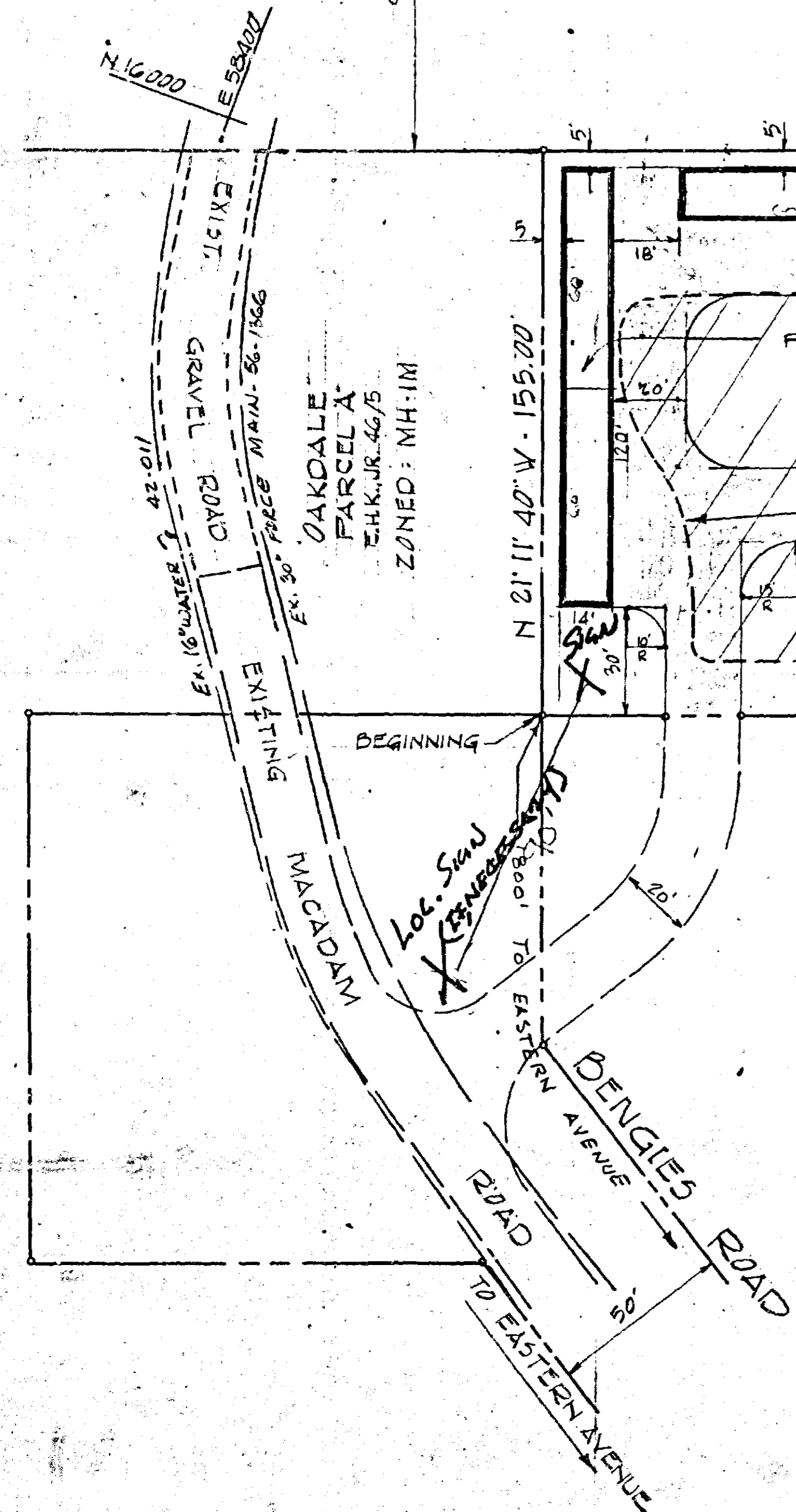
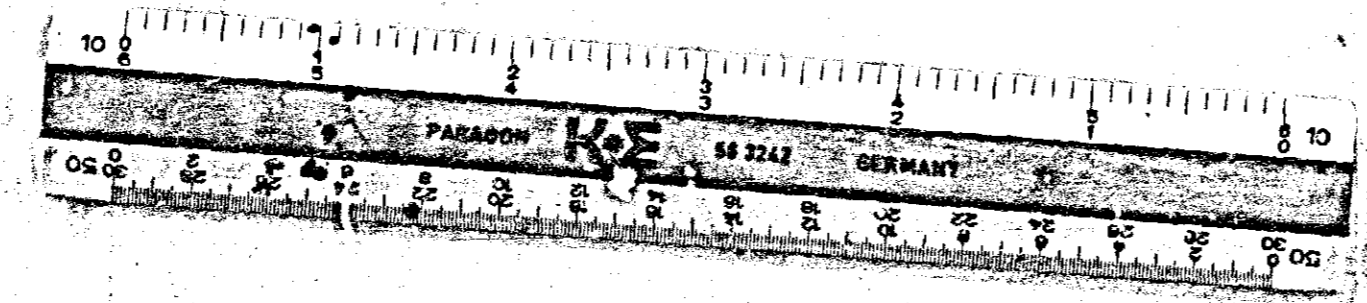
GA TRAILER
LA TRAILER
BENGIES TRAILER VILLAGE
35/101
ZONED: ML-1M

PETITIONER'S EXHIBIT

FOR THE PROPOSED MINI-WAREHOUSES:
VARIANCE REQUESTED FROM SECTION 255.1 AND 238.2 TO PERMIT A REARYARD AND SIDEYARD OF 5 FEET IN LIEU OF THE REQUIRED 30 FEET AND A DISTANCE BETWEEN BUILDINGS OF 18 FEET, 23 FEET AND 30 FEET IN LIEU OF THE REQUIRED 60 FEET.

FOR THE STORAGE YARD:
VARIANCE FROM SECTION 255.1 AND 238.2 TO PERMIT A SIDEYARD AND REARYARD OF 20 FEET IN LIEU OF THE REQUIRED 30 FEET.

2 Signs located at a location 237
1 Sign 87-358A



Charles L. Smith

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



OWNER AND DEVELOPER:
WILLIAMS ESTATES
EST. BY 1996
6944 X
BALTIMORE, MARYLAND 21220

PLAN TO ACCOMPANY REQUEST FOR VARIANCE TO SIDEYARD AND REARYARD SETBACKS FOR PROPOSED MINI-WAREHOUSES.
PARCEL "B" "OAKDALE" E.H.K., JR. 46/5
WILLIAMS ESTATES STORAGE YARD
15TH ELECTION DISTRICT - BALTIMORE COUNTY, MD.
SCALE: 1" = 30' DATE: DECEMBER 2, 1986