

IN RE: PETITION FOR ZONING VARIANCE
S/S Old Padonia Road 420'
W c/l of Broad Avenue
201 Old Padonia Road
8th Election District
3rd Councilmanic District
Wayne R. Gioioso, Jr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-397-A
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 409.4A to allow a driveway 12 feet wide in lieu of the required 20 feet for two-way movements, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Wayne R. Gioioso, Jr., appeared and testified. Appearing on behalf of the Petition was William Monk, Planning and Zoning Consultant.

Testimony indicated that the subject property, known as 201 Old Padonia Road consists of 12,000 square feet +/-, split zoned B.M. and B.M.-CCC and is currently improved with a residential dwelling converted to office use.

Testimony indicated that the Petitioner is desirous of utilizing the subject property to support his commercial real estate business in which he employs approximately seven (7) individuals.

The Petitioner testified that the basement of the subject building will be used for storage purposes only.

William Monk testified that the property in question was rezoned in 1984 from D.R.3.5 to the current B.M. and B.M.-CCC. He further testified that majority of the subject site is paved, however, the Petitioner intends to remove the driveway on the east side of the existing building to

provide additional landscaping, as indicated on Petitioner's Exhibit No. 11. Mr. Monk testified that, in his opinion, the Petitioner would suffer an undue hardship and practical difficulty should the requested relief be denied.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular

lar parcel. In addition, the variance requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of April, 1990 that the Petition for a Zoning Variance to permit a driveway 12 feet wide in lieu of the required 20 feet for two-way movements, in accordance with Petitioner's Exhibit No. 1 is hereby GRANTED, subject, however, to the following restrictions which are condition precedent to the relief granted:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not use the subject basement for any purpose other than for storage of business records directly related to his commercial real estate business.
3. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

JRH/mm
cc: Peoples Counsel
cc: William Monk

-3-

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

March 1, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 90-397-A
S/S Old Padonia Road, 420' W c/l of Broad Avenue
201 Old Padonia Road
8th Election District - 3rd Councilmanic
Petitioner(s): Wayne R. Gioioso, Jr.
HEARING: WEDNESDAY, APRIL 18, 1990 at 2:00 p.m.

Variance to allow a driveway 12 ft. wide in lieu of the required 20 ft. for two-way movements.

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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

cc: Wayne R. Gioioso, Jr.

ZONING DESCRIPTION
201 OLD PADONIA ROAD
BALTIMORE COUNTY, MARYLAND

Beginning on the south side of Old Padonia Road, at a distance 420 feet +/- west of the southwest side of Broad Avenue at its intersection with the south side of Old Padonia Road, thence running the following courses and distances:

- 1) North 77 degrees 58 minutes west 60 feet
- 2) South 12 degrees 13 minutes west 200 feet
- 3) South 77 degrees 58 minutes east 60 feet
- 4) North 12 degrees 13 minutes east 200 feet

To the point of beginning containing 12,000 square feet or 0.27 acres in the eighth election district.



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Mr. Wayne R. Gioioso, Jr.
201 Old Padonia Road
Hunt Valley, Maryland 21030

Re: Petition for Zoning Variance
CASE NUMBER: 90-397-A
S/S Old Padonia Road, 420' W c/l of Broad Avenue
201 Old Padonia Road
8th Election District - 3rd Councilmanic
Petitioner(s): Wayne R. Gioioso, Jr.
HEARING: WEDNESDAY, APRIL 18, 1990 at 2:00 p.m.

Dear Petitioner:

Please be advised that \$122.29 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:ga

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-397-A

The undersigned, legal owner(s) of the property situated 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 409.4A to allow a driveway 12 feet wide in lieu of the required 20 feet for two-way movements.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
The office building which presently exists has utilized this travel way to obtain access to the parking in the rear. The building would have to be torn down to allow a 20 foot travel way.

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
Address
City and State
Attorney's Telephone No.:
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of April, 1990, 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 18th day of April, 1990, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County
(over)

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

No 2179

Date

4/18/90
PUBLIC HEARING FEES
080 - POSTING SIGNS & ADVERTISING 1 X
LAST NAME OF OWNER: GIOIOSO
TOTAL: \$122.29

B 105*****12229: a 3198F

Cashier Validation:

Note: Petitioner is not incorporated and I had representative for petitioner change - initial petition form to correct.

mtch

254

WILLIAM MONK, INC.
 CAMPBELL BUILDING
 100 W. PENNSYLVANIA AVENUE
 Suite 305
 TOWSON, MD 21204
 301-494-8931

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

EXISTING DRIVEWAY TO BE REMOVED
EAST SIDE OF BUILDING



PETITIONER'S EXHIBIT 12

WILLIAM MONK, INC.
 CAMPBELL BUILDING
 100 W. PENNSYLVANIA AVENUE
 Suite 305
 TOWSON, MD 21204
 301-494-8931

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

AREA TO BE LANDSCAPED CONSISTENT WITH ADJACENT PROPERTY

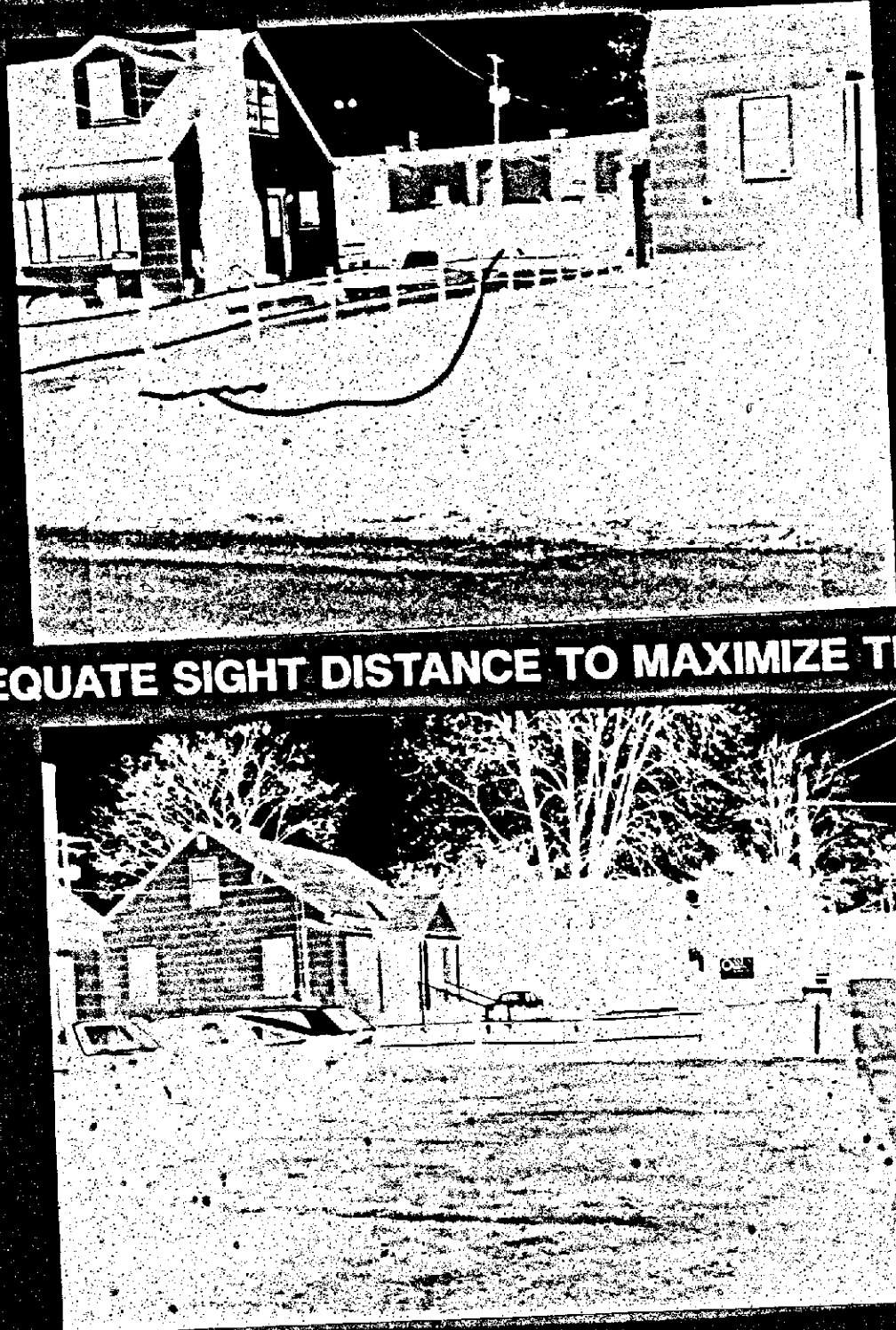


PETITIONER'S EXHIBIT 13

WILLIAM MONK, INC.
 CAMPBELL BUILDING
 100 W. PENNSYLVANIA AVENUE
 Suite 305
 TOWSON, MD 21204
 301-494-8931

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

DRIVEWAY TO SERVICE PARKING AREA IN REAR



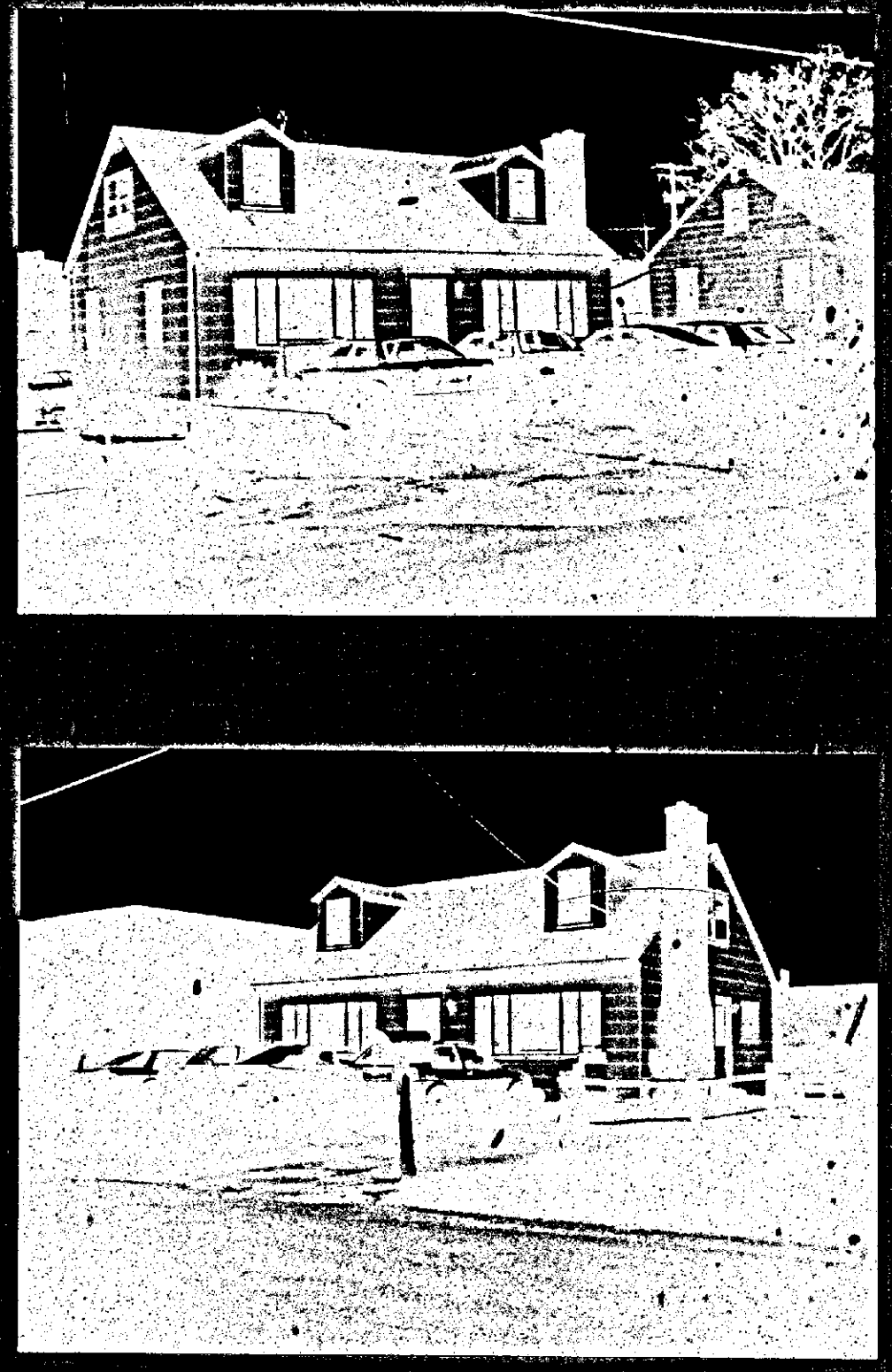
WITH ADEQUATE SIGHT DISTANCE TO MAXIMIZE TRAFFIC SAFETY

PETITIONER'S EXHIBIT 14

WILLIAM MONK, INC.
 CAMPBELL BUILDING
 100 W. PENNSYLVANIA AVENUE
 Suite 305
 TOWSON, MD 21204
 301-494-8931

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

201 OLD PADONIA ROAD

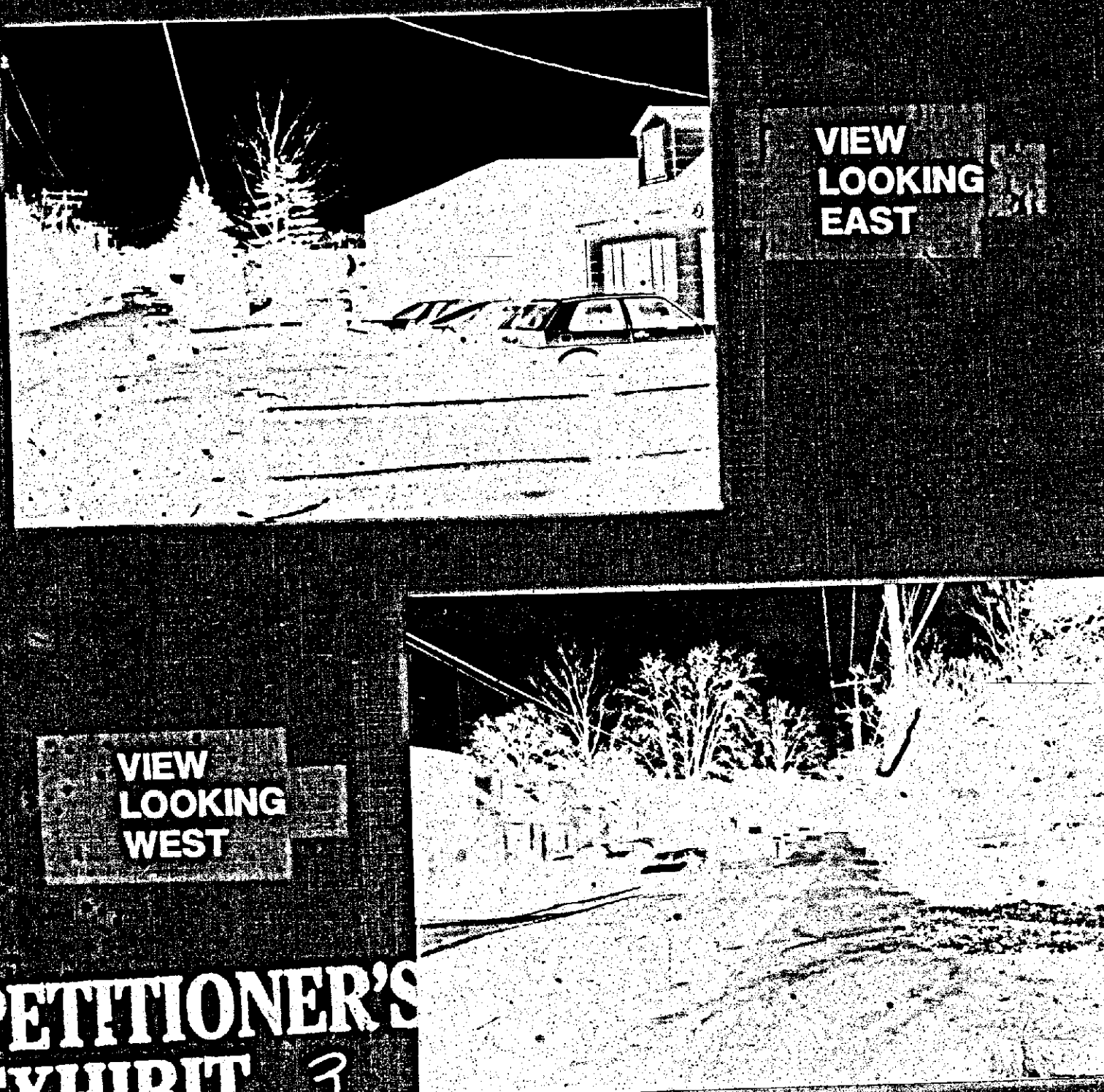


PETITIONER'S EXHIBIT 2

WILLIAM MONK, INC.
 CAMPBELL BUILDING
 100 W. PENNSYLVANIA AVENUE
 Suite 305
 TOWSON, MD 21204
 301-494-8931

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

OLD PADONIA ROAD



VIEW LOOKING EAST

VIEW LOOKING WEST

PETITIONER'S EXHIBIT 3

WILLIAM MONK, INC.
 CAMPBELL BUILDING
 100 W. PENNSYLVANIA AVENUE
 Suite 305
 TOWSON, MD 21204
 301-494-8931

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

ADJACENT LAND USE VIEW LOOKING SOUTH

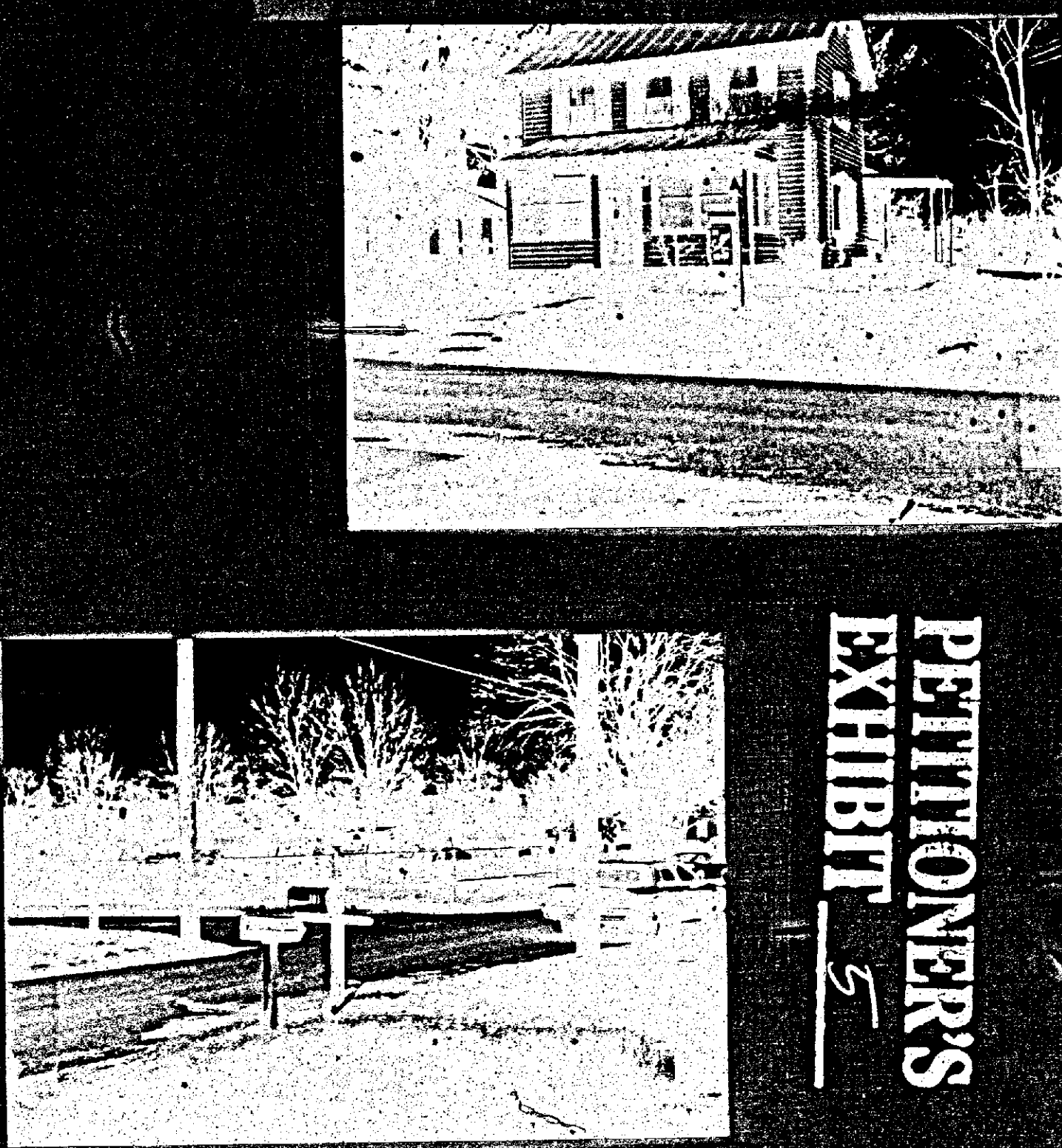


PETITIONER'S EXHIBIT 4

WILLIAM MONK, INC.
 CAMPBELL BUILDING
 100 W. PENNSYLVANIA AVENUE
 Suite 305
 TOWSON, MD 21204
 301-494-8931

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

ADJACENT LAND USE NORTH OF SITE

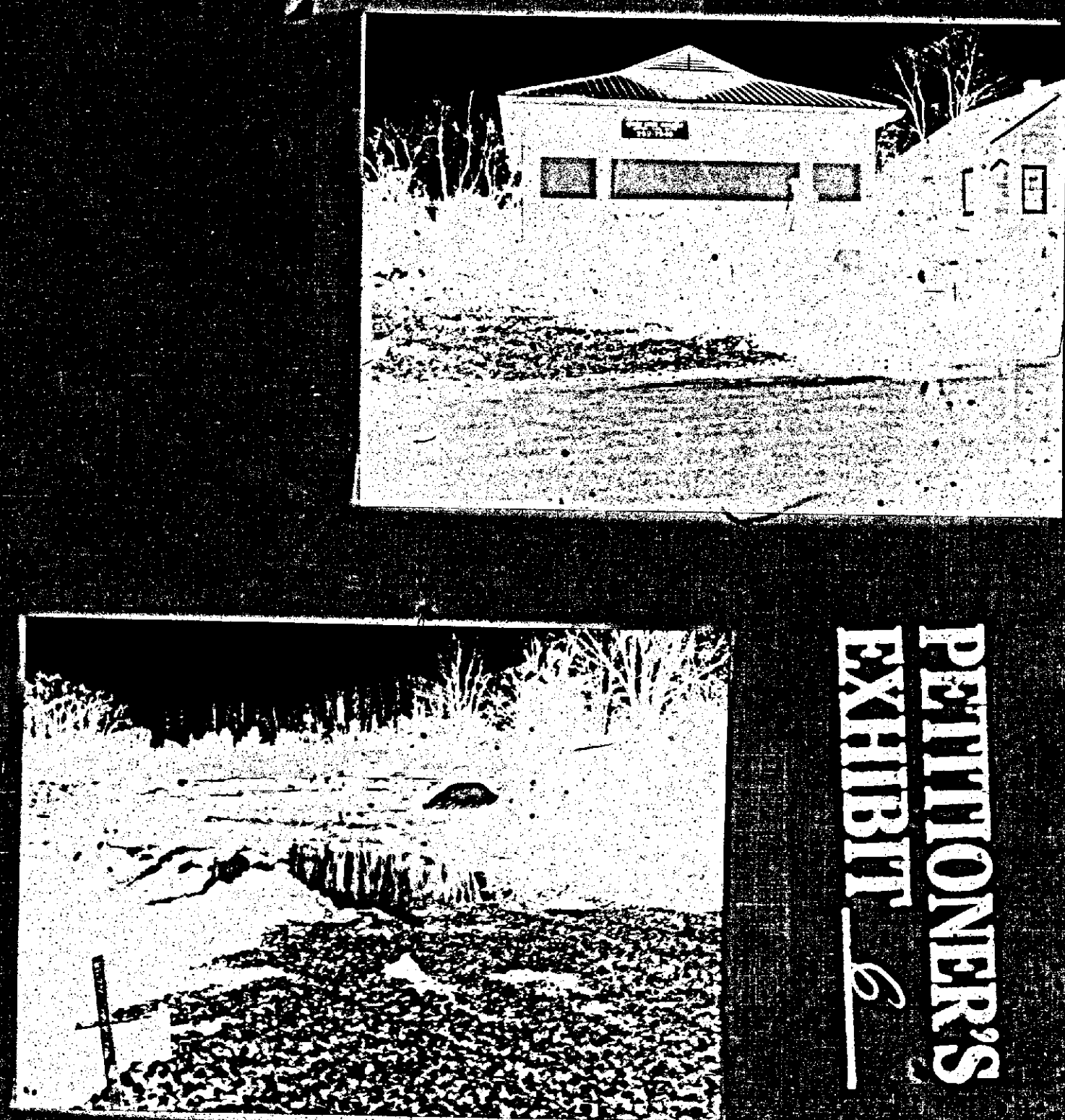


PETITIONER'S EXHIBIT 5

WILLIAM MONK, INC.
 CAMPBELL BUILDING
 100 W. PENNSYLVANIA AVENUE
 Suite 305
 TOWSON, MD 21204
 301-494-8931

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

ADJACENT LAND USE NORTH OF SITE



PETITIONER'S EXHIBIT 6

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING
ADJACENT LAND USE

WEST OF SITE

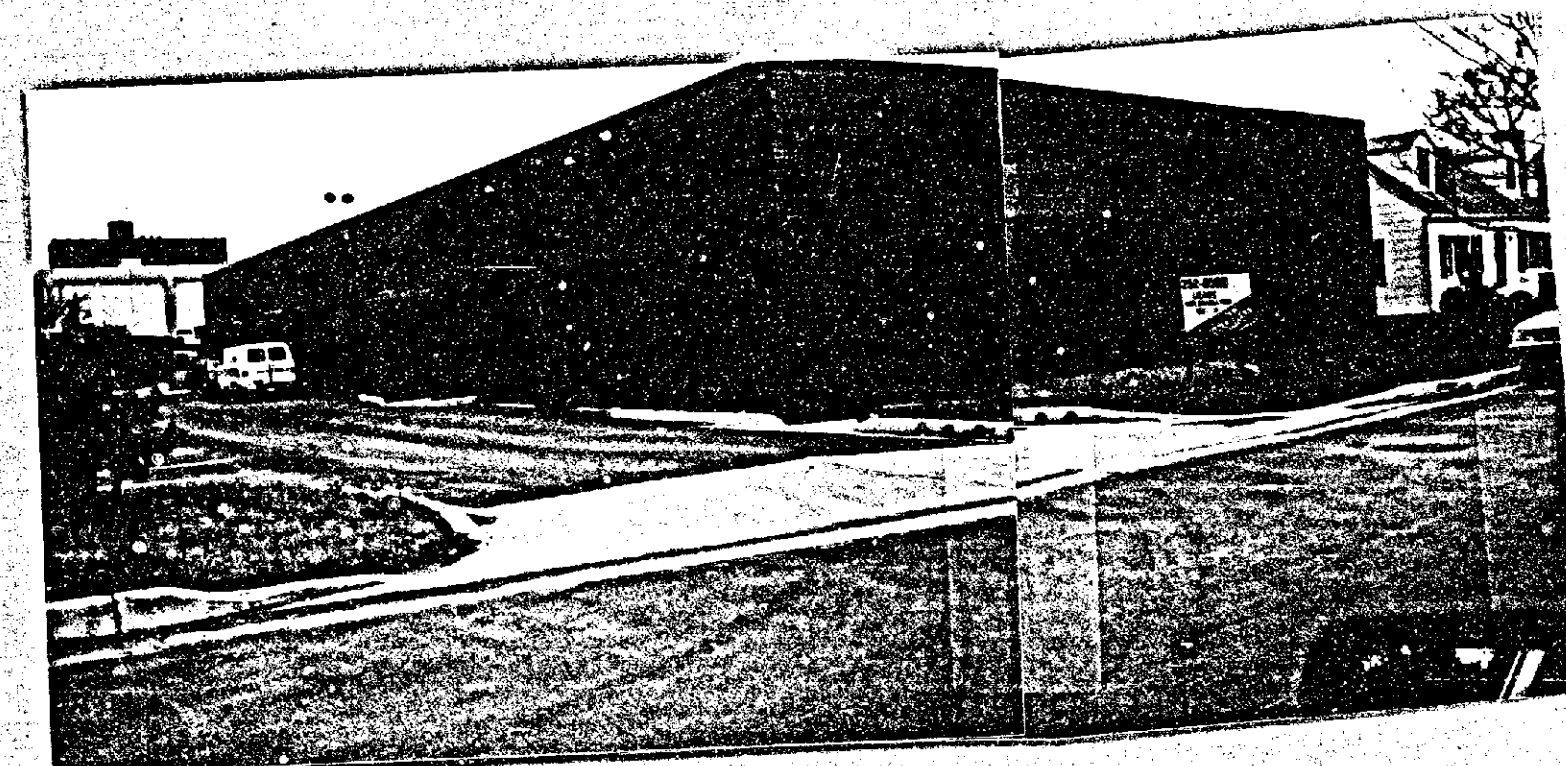


PETITIONER'S
EXHIBIT 7

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING
ADJACENT LAND USE

EAST OF SITE

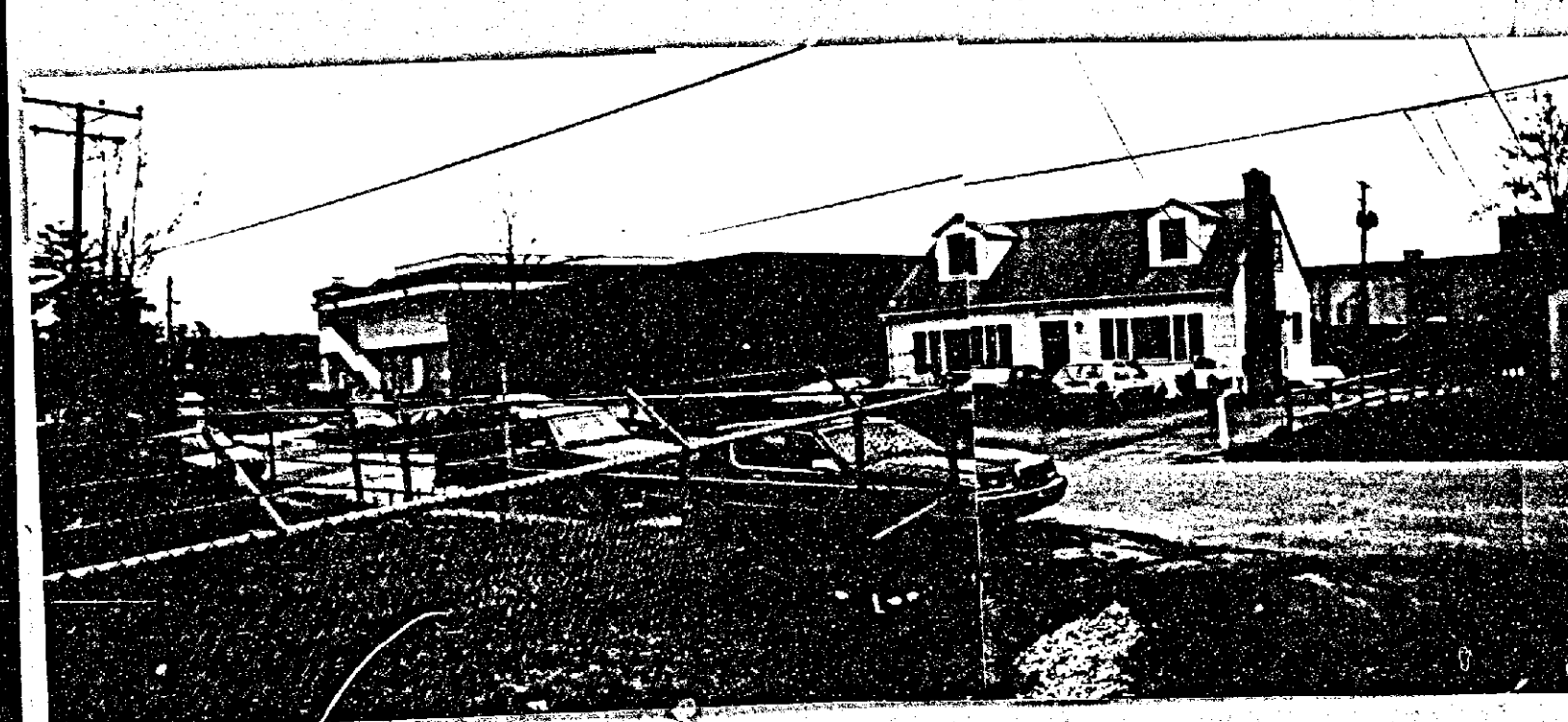


PETITIONER'S
EXHIBIT 8

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

201 OLD PADONIA ROAD AND ADJACENT LAND USES



PETITIONER'S
EXHIBIT 9

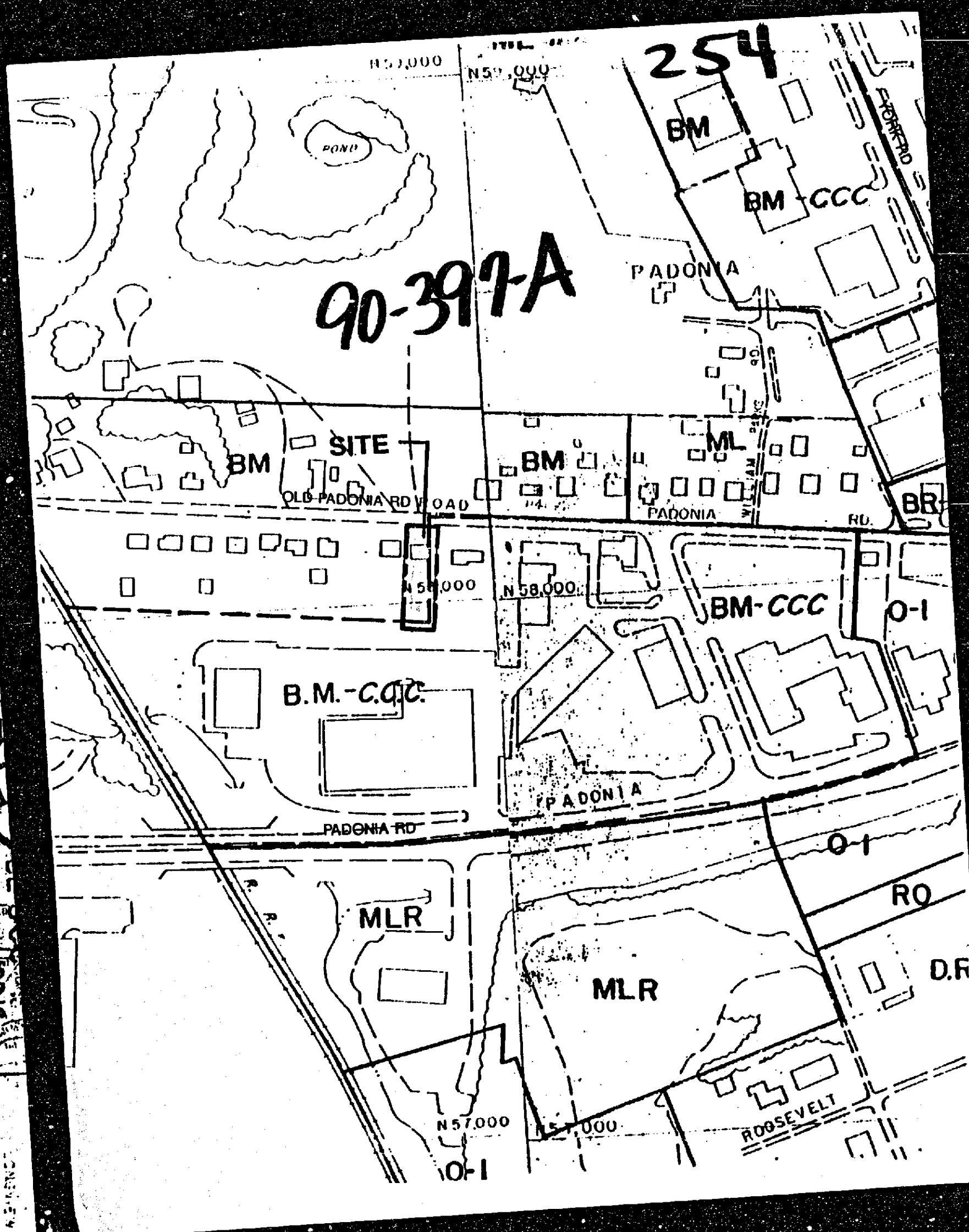
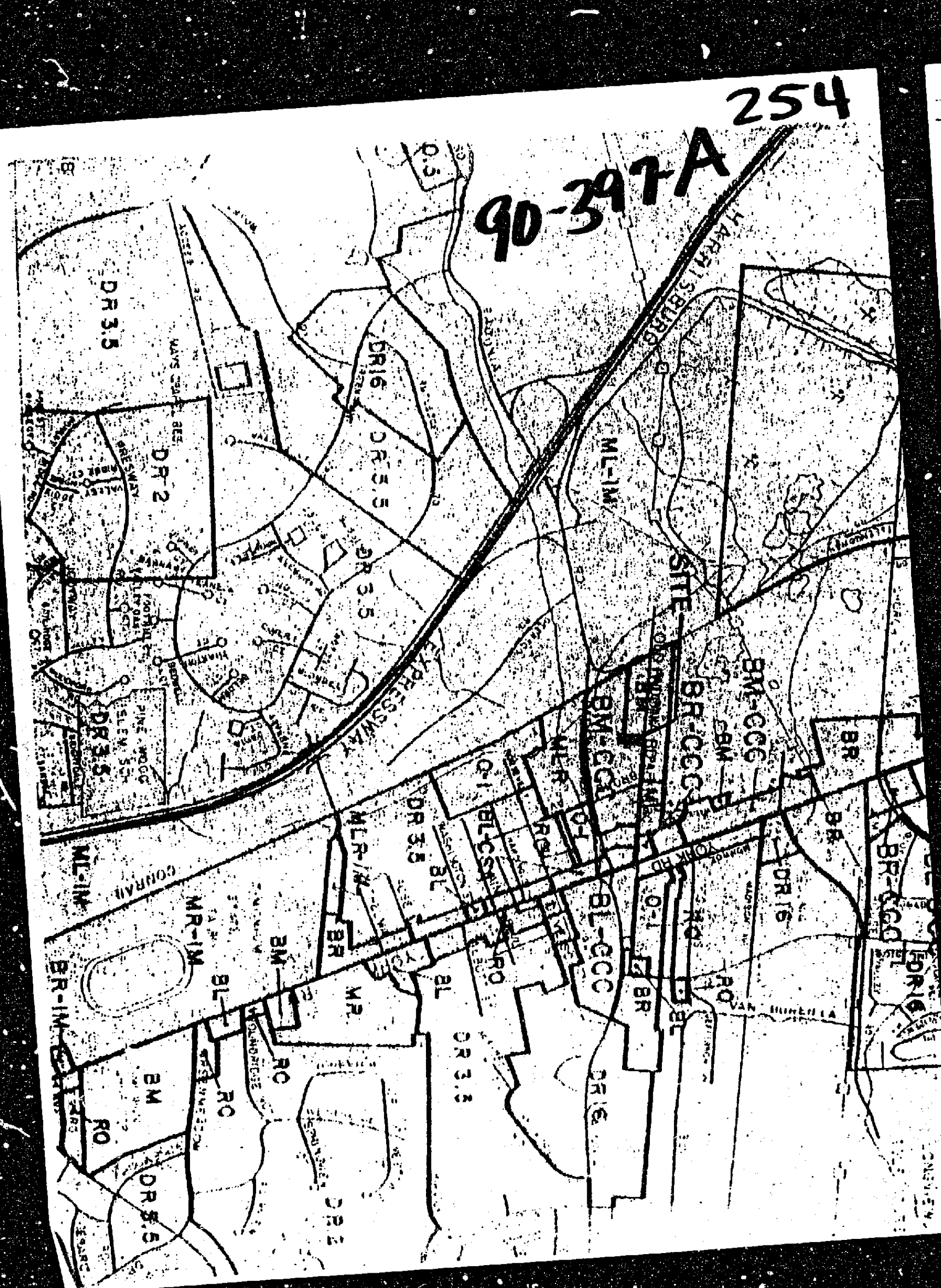
WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING
EXISTING DRIVEWAY (12 FT WIDE) - WEST SIDE OF BUILDING

VARIANCE TO ZONING MANUAL (SEC. 409.4(C))



PETITIONER'S
EXHIBIT 10



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th
Posted for: Variance
Petitioner: Wayne R. Grose, Jr.
Location of property: 201 Old Padonia Road, 426' N. of Padonia Road
Location of Sign: In front of 201 Old Padonia Road
Remarks: S.J. Grose
Posted by: S.J. Grose
Number of Signs: 1
Date of Posting: March 22, 1990
Date of return: March 30, 1990

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 27, 1990.

THE JEFFERSONIAN.

S. Zebe-Olsen
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 27, 1990.

TOWSON TIMES.

S. Zebe-Olsen
Publisher

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

April 3, 1990



Mr. Wayne R. Gioioso
210 Old Padonia Road
Hunt Valley, MD 21030

RE: Item No. 254, Case No. 90-397-A
Petitioner: Wayne R. Gioioso, Jr.
Petition for Zoning Variance

Dear Mr. Gioioso:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are 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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINTARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

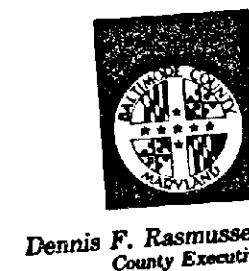
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. William P. Monk
100 W. Pennsylvania Avenue
Towson, MD 21204

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Your petition has been received and accepted for filing this
28th day of February, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Wayne R. Gioioso, Jr.
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: March 13, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Wayne R. Gioioso, Jr., Item 254

The Petitioner requests a Variance to allow a driveway 12 ft. wide in lieu of the required 20 feet for tow-way movement.

In reference to this request, staff offers the following comments.

- The applicant applied for a waiver (W-89-174) of CRG meeting and a public works standard. The Planning Board granted a waiver of the CRG meeting and public works standard on July 20, 1989; however, the filing of a CRG plan was requested.
- The designated landscaped area is insufficient. The crushed stone area that exists on the east side of the building should be removed and replaced with a pervious area.
- Parking calculations should be revised to indicate required and proposed parking.

Should the Petitioner's request be granted, staff recommends the following conditions:

- Explore the possibility of entering into an agreement with the owner of the Birk property for a shared use in common driveway.
- The aforementioned crushed stone area should be removed and replaced with a pervious area.
- A landscape plan should be submitted to the Baltimore County landscape planner and the Deputy Director of the Office of Planning and Zoning prior to the issuance of any building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

MR 15 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: March 13, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Wayne R. Gioioso, Jr., Item 254

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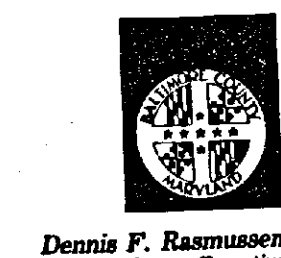
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

MR 15 1990

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

March 9, 1990



J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 252, 253, 254, 255, 256, 257 and 258.

Very truly yours,

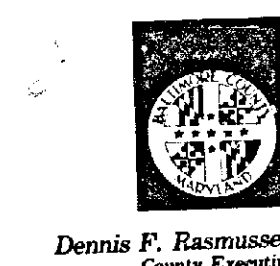
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

MR 21 1990

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500
Paul H. Reische
Chief

FEBRUARY 14, 1990



J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: WAYNE R. GIOIOSO, JR.

Location: #210 OLD PADONIA ROAD

Item No.: 254 Zoning Agenda: FEBRUARY 27, 1990

Gentlemen:

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

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", 1988 edition prior to occupancy.

REVIEWER: *Paul H. Reische* Noted and Approved
Planning Group
Special Inspection Division

JK/KEK

MR 15 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
DATE: March 5, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for February 27, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 252, 253, 255, 256, 257 and 258.

Item 254 is subject to the previous County Review Group comments for this site.

Item 128 is subject to the prior comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MR 15 1990

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8931

April 25, 1990

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case #90-397A

Dear Commissioner Haines:

Per your request, I met with Mr. Jeffrey Long of the Baltimore County Planning and Zoning Office regarding clarification of their staff comments. More specifically, we addressed the "insufficient landscaping" issue. Mr. Long informed me that their concern focused on a desire to have additional green area along the east side of the existing office building and the proposed addition. Upon more careful review of the site plan, which was submitted into the record at the time of the hearing, I was able to show Mr. Long that it was our intent to remove the driveway and macadam from this area and that in fact we would be providing for green space. Mr. Long indicated that the issue was resolved to his satisfaction.

If you have any other questions, please do not hesitate to give me a call.

Cordially,

William P. Monk
William P. Monk
NPM/ljr

cc: Jeffrey Long
Wayne Gioioso

RECEIVED
APR 25 1990
ZONING OFFICE

PLAN TO ACCOMPANY VARIANCE APPLICATION

NOTES:

- 1) ZONING:
EXISTING- B.M. & B.M.-C.C.C.
PROPOSED- N/A
- 2) LOT AREA: GROSS 12,000 #, NET 11,400 # (SEE #14)
- 3) EXISTING USE: OFFICE
- 4) PROPOSED USE: OFFICE
- 5) BUILDING AREA: 5253 (SEE #12)
- 6) BUILDING SETBACKS: REQUIRED PROVIDED
FRONT- 15' 27'
INTERIOR SIDE- 0' 17'
REAR- 0' 94'
STREET CORNER SIDE-
- 7) PARKING: (SEE #13 (29))
REQUIRED- 1 SPACE/300 # = 18 SPACES (SEE #13)
PROVIDED- 18 SPACES
- 8) UTILITIES:
SEWER- PUBLIC
WATER- PUBLIC
- 9) VARIANCES:
TO SECTION 409.4(C) TO ALLOW A TRAVEL AISLE 12 FEET WIDE IN LIEU OF THE REQUIRED 20 FEET FOR TWO-WAY MOVEMENTS

10) SPECIAL EXCEPTION/CONDITIONAL USE: NONE

11) F.A.R.: .47 (based upon gross area of site)

Existing Building	
Basement	864 Sq. Ft.
1st Floor	864 Sq. Ft.
2nd Floor	600 Sq. Ft.
Total Existing Building Area	
2,328 Sq. Ft. (Total)	
Proposed Addition	
Basement	N/A (*)
1st Floor	1,620 Sq. Ft.
2nd Floor	1,440 Sq. Ft.
Total Proposed Addition	
3,060 Sq. Ft. (Total)	
Total Building Area	
Existing	2,328 Sq. Ft.
Proposed	3,060 Sq. Ft.
Total Building Area	
5,388 Sq. Ft. (Total)	

Proposed Addition	
Basement	N/A (*)
1st Floor	1,620 Sq. Ft.
2nd Floor	1,440 Sq. Ft.
Total Proposed Addition	
3,060 Sq. Ft. (Total)	
Total Building Area	
Existing	2,328 Sq. Ft.
Proposed	3,060 Sq. Ft.
Total Building Area	
5,388 Sq. Ft. (Total)	

* Basement in addition is for storage only. There will be access only from rear stairwell. No internal access shall be provided to basement addition.

** Open Stairwell = 5' x 13.5' = 67.5'

12) Parking Computations:

- Office use at 1 space/300 sq.ft. G.L.A. Total area 5153 square feet
- No spaces required for storage at basement level
- Parking spaces will be permanently striped
- No parking on Old Padonia Rd in front of site.

14) Site Acreage:

- Gross = 12,000 square feet (4/-)
- Net = gross minus area to be dedicated to road widening (800 sq.ft.)
- Area zoned B.M. = 8,325 sq.ft. (4/-)
- Area zoned B.M. - C.C.C. = 3,675 sq.ft. (4/-)

15) Open Space:

- Common open space not required

16) No existing flood plains, streams, bodies of water or springs located on or adjacent to site.

17) No wetlands, critical areas, archeological sites, existing historic buildings or endangered species habitats on site.

18) This site does not contain hazardous materials to the best of our knowledge.

19) Stormwater Management:

A WAIVER TO STORMWATER MANAGEMENT HAS BEEN REQUESTED.

20) Landscaping/Buffer:

- Landscaping shall be provided in accordance with this plan. Final landscaping plan clarifying the type, size and spacing of the plantings shall be provided at the time of building permit applications

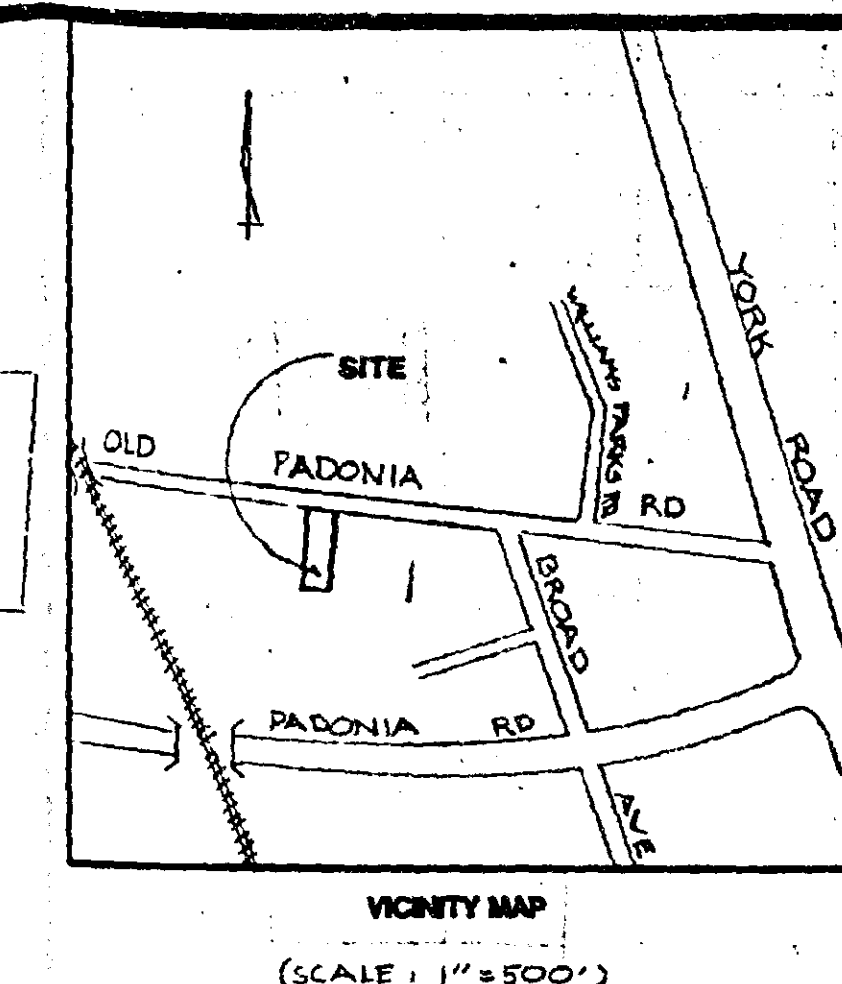
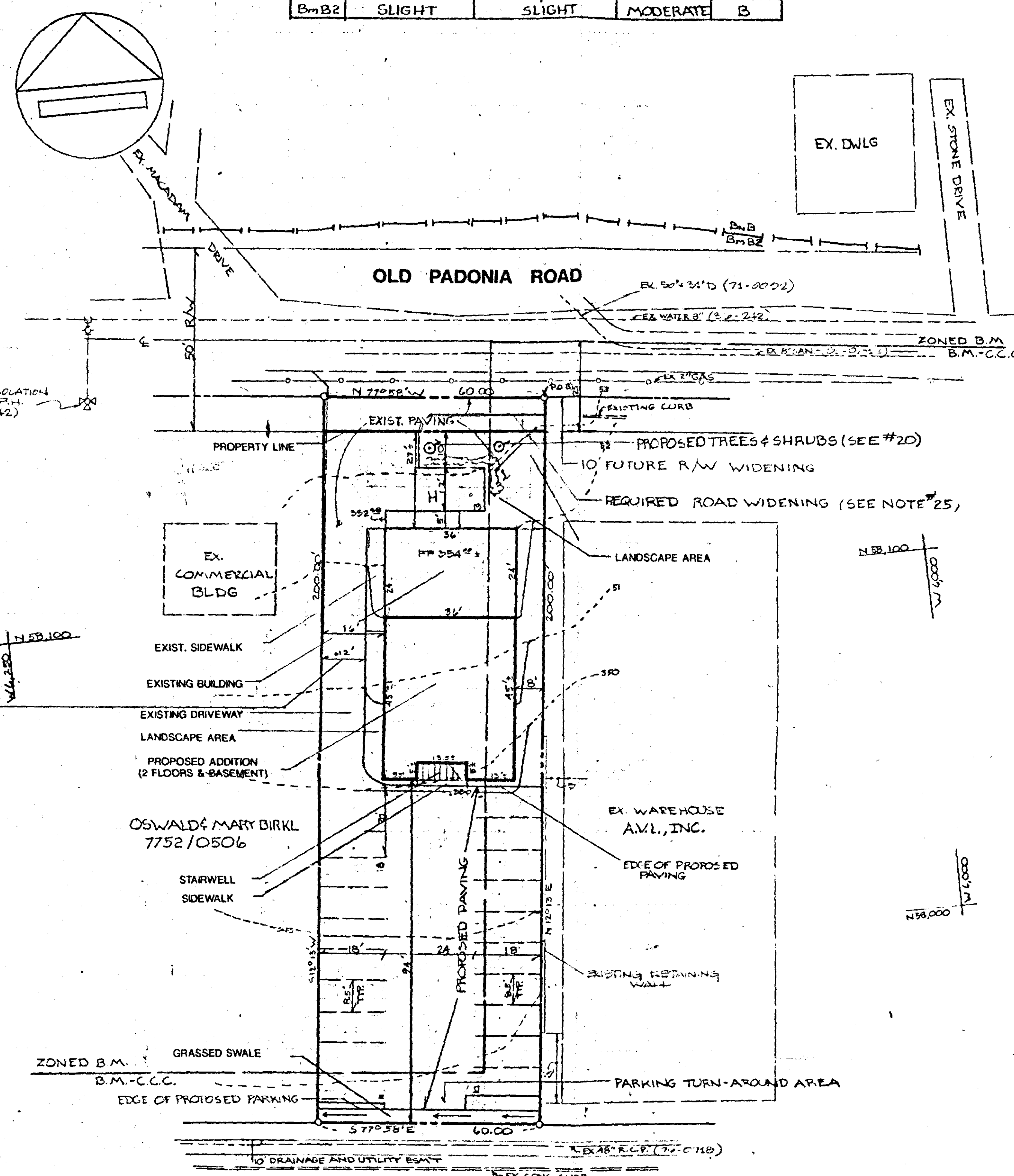
21) Average Daily Trips/Day:

- OFFICE 5253 #
- 12.3 / 1000 = 64.61 TRIPS

22) Trash to be picked up at curb:

- No dumpster is necessary

SOIL TYPE & LIMITATIONS				
SOIL	BLDG W/BSMT	BLDG W/O BSMT	PARKING	GROUP
BmB2	SLIGHT	SLIGHT	MODERATE	B



23) GENERAL SITE DATA

Election District	8
Councilmanic District	3
Census Tract	4084
Watershed	11
Subwatershed	32
Property Tax Number	08-02-049220

Development Name: 201 Old Padonia Road
Applicant/Owner: Wayne R. Gioioso, Jr.
201 Old Padonia Road
Hunt Valley, MD 21030
Deed Ref: 7425/489
(301)-678-1200

24) A WAIVER FOR THE CRG MEETING WAS APPROVED ON JULY 21, 1989 (No. W-89-174)

25) THE REQUIRED PUBLIC ROAD IMPROVEMENTS HAVE BEEN DEFERRED IN ACCORDANCE WITH SECTION 22-73 AS STATED IN THE WAIVER LETTER ON JULY 21, 1989.

26) THE PROPOSED BUILDING WILL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH THE NPA 101 LIFE SAFETY CODE

27) NO WELLS, SEPTIC TANKS OR UNDERGROUND TANKS EXIST ON SITE.

28) SIGNS ON SITE SHALL COMPLY WITH SEC 413.2 AND .5 AND ALL ZONING SIGN POLICIES.

29) OFFICE SPACE IS GENERAL ONLY AND NO MEDICAL OFFICE SPACE IS PROPOSED

30) AMENITY OPEN SPACE (A.O.S.) NOTE:

- A.O.S PROVIDED: 405 # (B.M.-C.C.C. ZONED AREA)
- ADJUSTED G.F.A.:
- BASMENT 552 #
- 1ST FLOOR 552 #
- 2ND FLOOR 453 #
- TOTAL 1557 # (TOTAL) THE SITE
- A.O.S RATIO
- 405 # ÷ 1557 # (G.F.A.) = 0.26
- A.O.S RATIO REQUIRED: 0.20
- A.O.S RATIO PROVIDED: 0.26

PETITIONER'S EXHIBIT 1

PRELIMINARY SITE PLAN

201 OLD PADONIA ROAD
HUNT VALLEY, MARYLAND

SCALE: 1" = 20'	DRAWN BY: BFB	DATE: 6-1-89	REVISOR: 2/14/90
-----------------	---------------	--------------	------------------

IN RE: PETITION FOR ZONING VARIANCE
S/S Old Padonia Road 420'
W c/l of Broad Avenue
201 Old Padonia Road
8th Election District
3rd Councilmanic District
Wayne R. Gioioso, Jr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-397-A
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 409.4A to allow a driveway 12 feet wide in lieu of the required 20 feet for two-way movements, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Wayne R. Gioioso, Jr., appeared and testified. Appearing on behalf of the Petition was William Monk, Planning and Zoning Consultant.

Testimony indicated that the subject property, known as 201 Old Padonia Road consists of 12,000 square feet +/-, split zoned B.M. and B.M.-CCC and is currently improved with a residential dwelling converted to office use.

Testimony indicated that the Petitioner is desirous of utilizing the subject property to support his commercial real estate business in which he employs approximately seven (7) individuals.

The Petitioner testified that the basement of the subject building will be used for storage purposes only.

William Monk testified that the property in question was rezoned in 1984 from D.R.3.5 to the current B.M. and B.M.-CCC. He further testified that majority of the subject site is paved, however, the Petitioner intends to remove the driveway on the east side of the existing building to

provide additional landscaping, as indicated on Petitioner's Exhibit No. 11. Mr. Monk testified that, in his opinion, the Petitioner would suffer an undue hardship and practical difficulty should the requested relief be denied.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular

lar parcel. In addition, the variance requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of April, 1990 that the Petition for a Zoning Variance to permit a driveway 12 feet wide in lieu of the required 20 feet for two-way movements, in accordance with Petitioner's Exhibit No. 1 is hereby GRANTED, subject, however, to the following restrictions which are condition precedent to the relief granted:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not use the subject basement for any purpose other than for storage of business records directly related to his commercial real estate business.
3. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

JRH/mm
cc: Peoples Counsel
cc: William Monk

-3-

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

March 1, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 90-397-A
S/S Old Padonia Road, 420' W c/l of Broad Avenue
201 Old Padonia Road
8th Election District - 3rd Councilmanic
Petitioner(s): Wayne R. Gioioso, Jr.
HEARING: WEDNESDAY, APRIL 18, 1990 at 2:00 p.m.

Variance to allow a driveway 12 ft. wide in lieu of the required 20 ft. for two-way movements.

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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

cc: Wayne R. Gioioso, Jr.

ZONING DESCRIPTION
201 OLD PADONIA ROAD
BALTIMORE COUNTY, MARYLAND

Beginning on the south side of Old Padonia Road, at a distance 420 feet +/- west of the southwest side of Broad Avenue at its intersection with the south side of Old Padonia Road, thence running the following courses and distances:

- 1) North 77 degrees 58 minutes west 60 feet
- 2) South 12 degrees 13 minutes west 200 feet
- 3) South 77 degrees 58 minutes east 60 feet
- 4) North 12 degrees 13 minutes east 200 feet

To the point of beginning containing 12,000 square feet or 0.27 acres in the eighth election district.



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Mr. Wayne R. Gioioso, Jr.
201 Old Padonia Road
Hunt Valley, Maryland 21030

Re: Petition for Zoning Variance
CASE NUMBER: 90-397-A
S/S Old Padonia Road, 420' W c/l of Broad Avenue
201 Old Padonia Road
8th Election District - 3rd Councilmanic
Petitioner(s): Wayne R. Gioioso, Jr.
HEARING: WEDNESDAY, APRIL 18, 1990 at 2:00 p.m.

Dear Petitioner:

Please be advised that \$122.29 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:ga

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-397-A

The undersigned, legal owner(s) of the property situated 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 409.4A to allow a driveway 12 feet wide in lieu of the required 20 feet for two-way movements.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
The office building which presently exists has utilized this travel way to obtain access to the parking in the rear. The building would have to be torn down to allow a 20 foot travel way.

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
Address
City and State
Attorney's Telephone No.:
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of April, 1990, 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 18th day of April, 1990, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County
(over)

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
Number
No 2179

4/18/90
PUBLIC HEARING FEES
080 - POSTING SIGNS & ADVERTISING 1 X
LAST NAME OF OWNER: GIOIOSO
M7000675
QTY
PRICE
\$122.29
TOTAL: \$122.29

B 105*****12229: a 3198F

Cashier Validation:

Note: Petitioner is not incorporated and I had representative for petitioner change - initial petition from to correct.

mtch

254

WILLIAM MONK, INC.
LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8931

EXISTING DRIVEWAY TO BE REMOVED
EAST SIDE OF BUILDING



PETITIONER'S EXHIBIT 12

WILLIAM MONK, INC.
LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8931

AREA TO BE LANDSCAPED CONSISTENT WITH ADJACENT PROPERTY

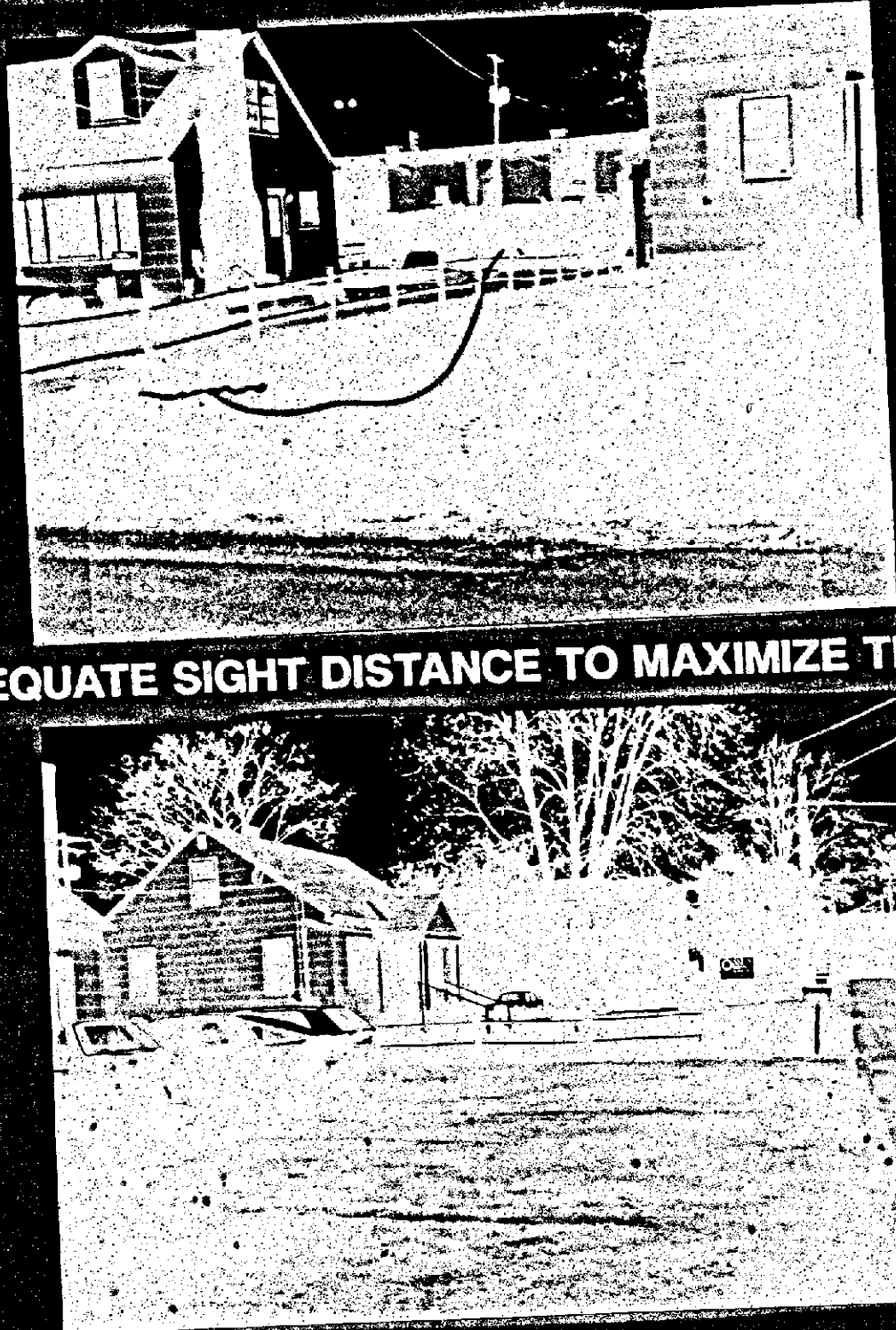


PETITIONER'S EXHIBIT 13

WILLIAM MONK, INC.
LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8931

DRIVEWAY TO SERVICE PARKING AREA IN REAR



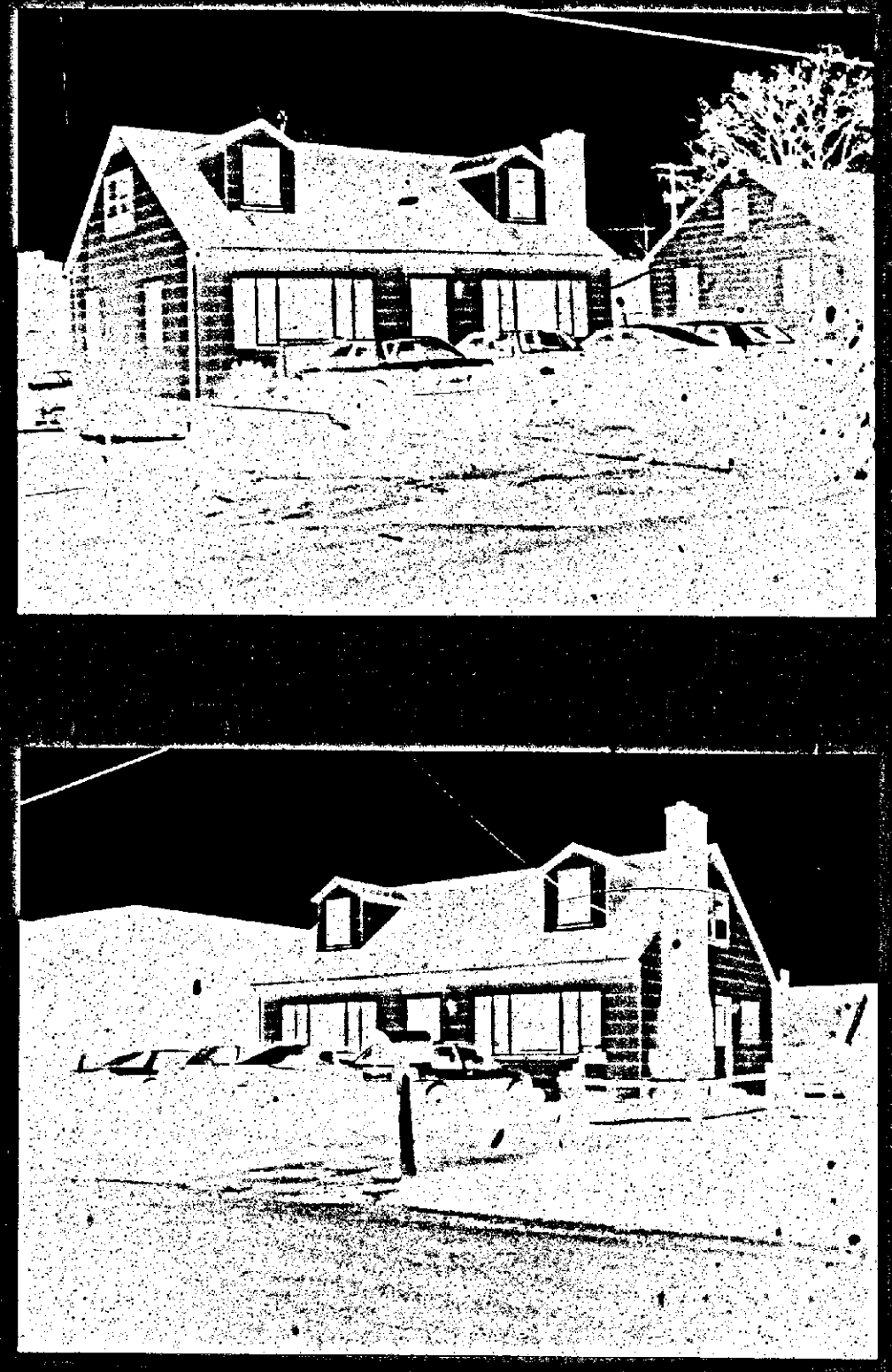
WITH ADEQUATE SIGHT DISTANCE TO MAXIMIZE TRAFFIC SAFETY

PETITIONER'S EXHIBIT 14

WILLIAM MONK, INC.
LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8931

201 OLD PADONIA ROAD

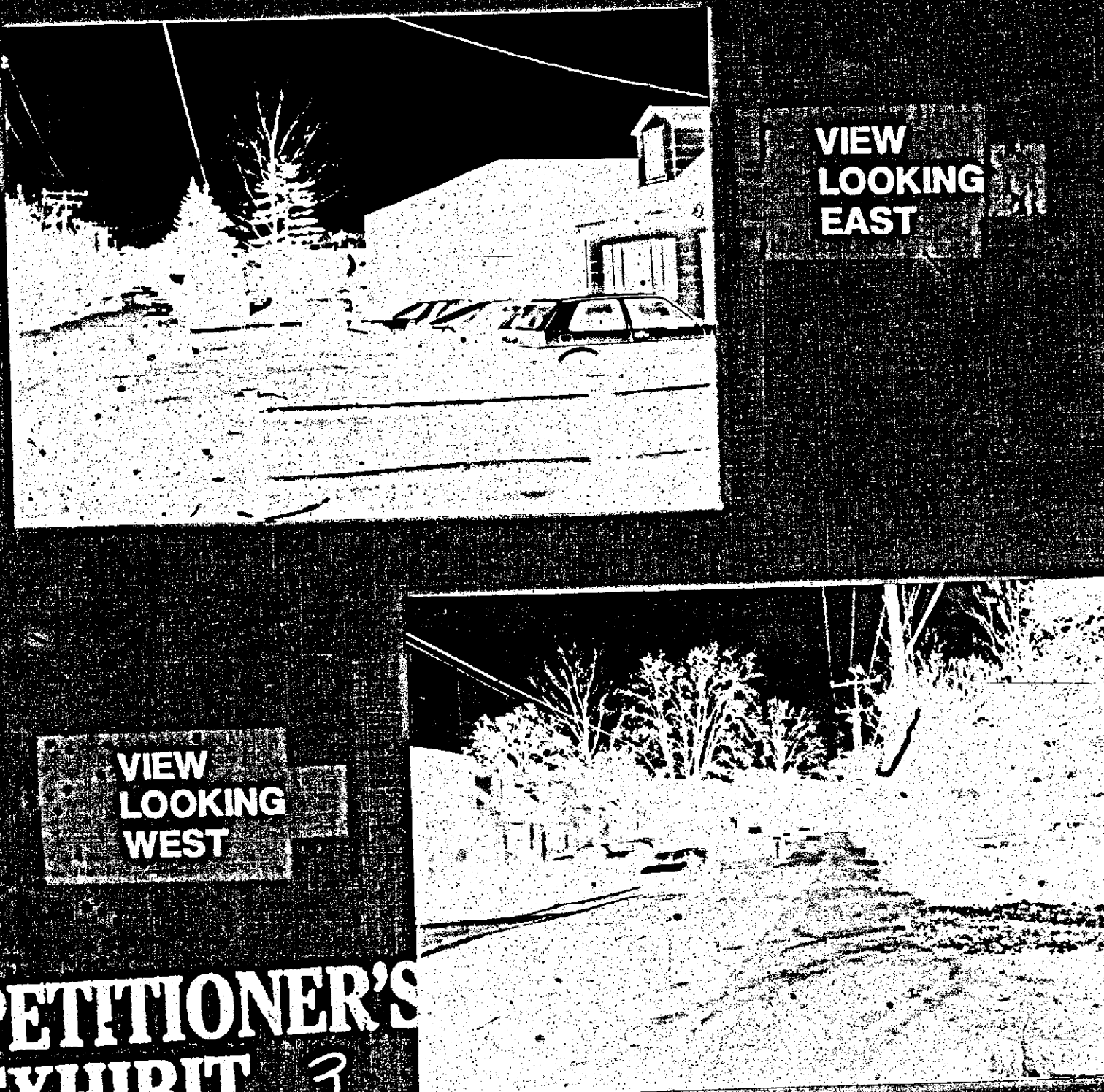


PETITIONER'S EXHIBIT 2

WILLIAM MONK, INC.
LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8931

OLD PADONIA ROAD



VIEW LOOKING EAST

VIEW LOOKING WEST

PETITIONER'S EXHIBIT 3

WILLIAM MONK, INC.
LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8931

ADJACENT LAND USE VIEW LOOKING SOUTH

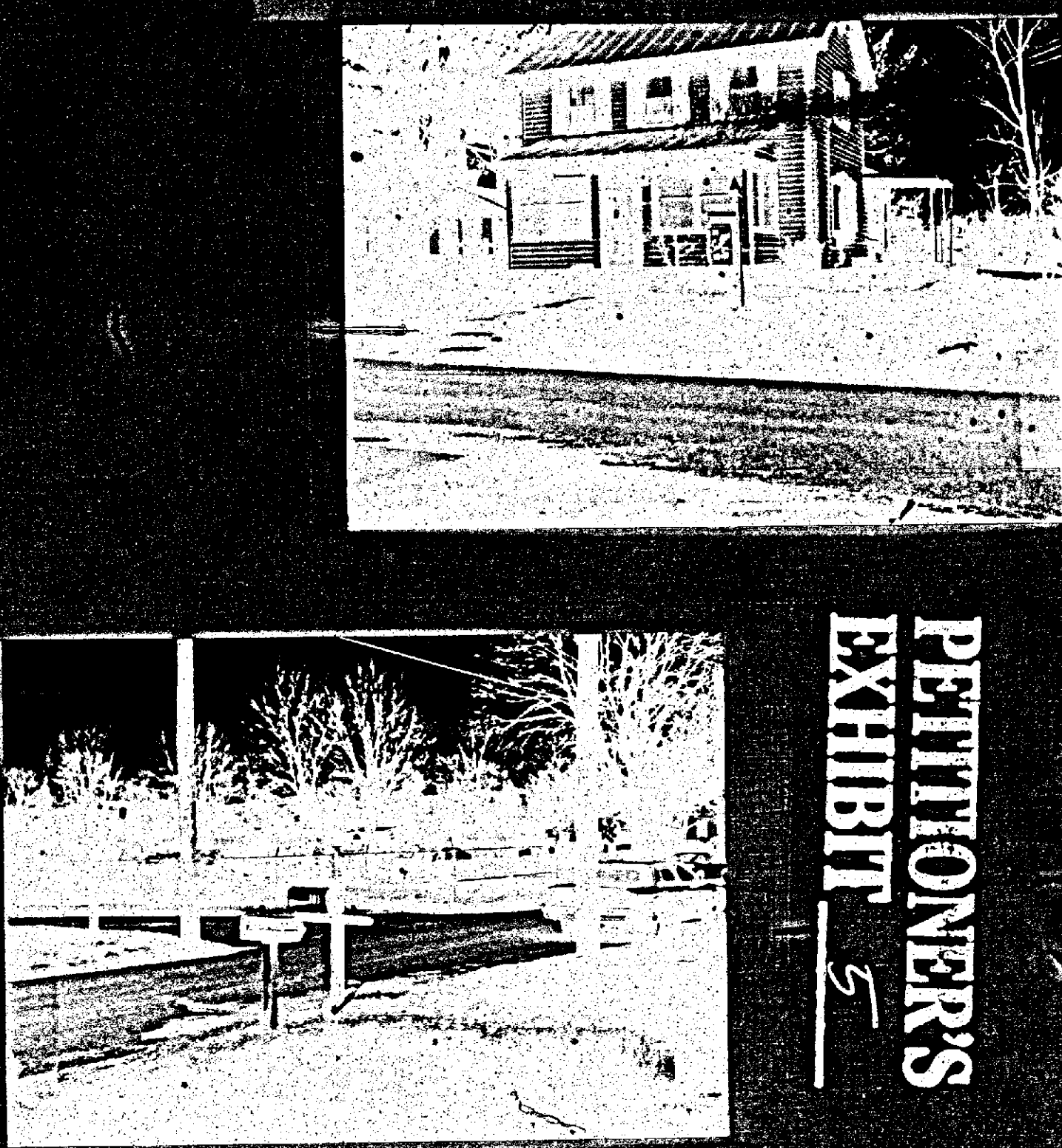


PETITIONER'S EXHIBIT 4

WILLIAM MONK, INC.
LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8931

ADJACENT LAND USE NORTH OF SITE

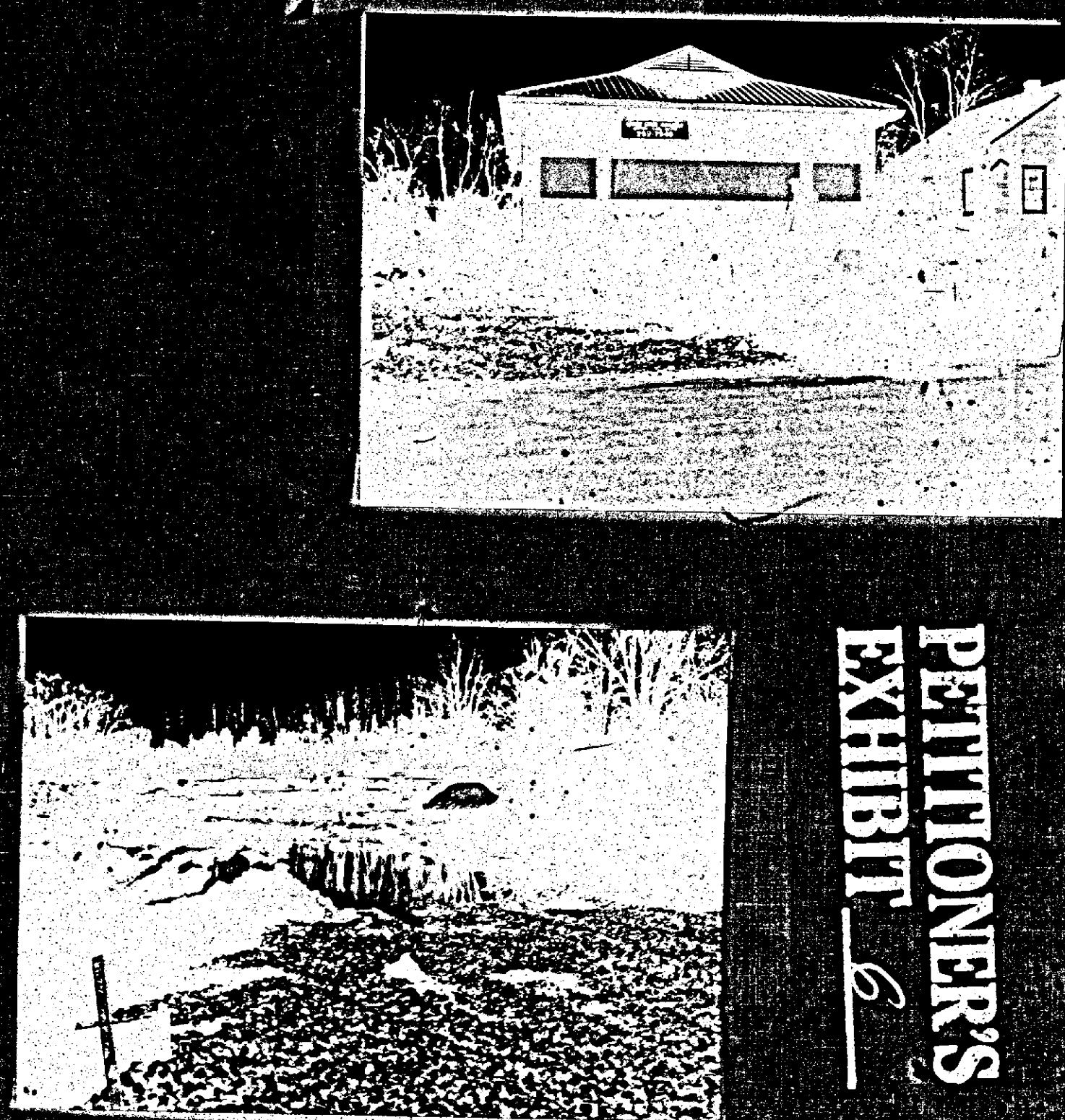


PETITIONER'S EXHIBIT 5

WILLIAM MONK, INC.
LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

CAMPBELL BUILDING
100 W. PENNSYLVANIA AVENUE
Suite 305
TOWSON, MD 21204
301-494-8931

ADJACENT LAND USE NORTH OF SITE



PETITIONER'S EXHIBIT 6

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING
ADJACENT LAND USE

WEST OF SITE

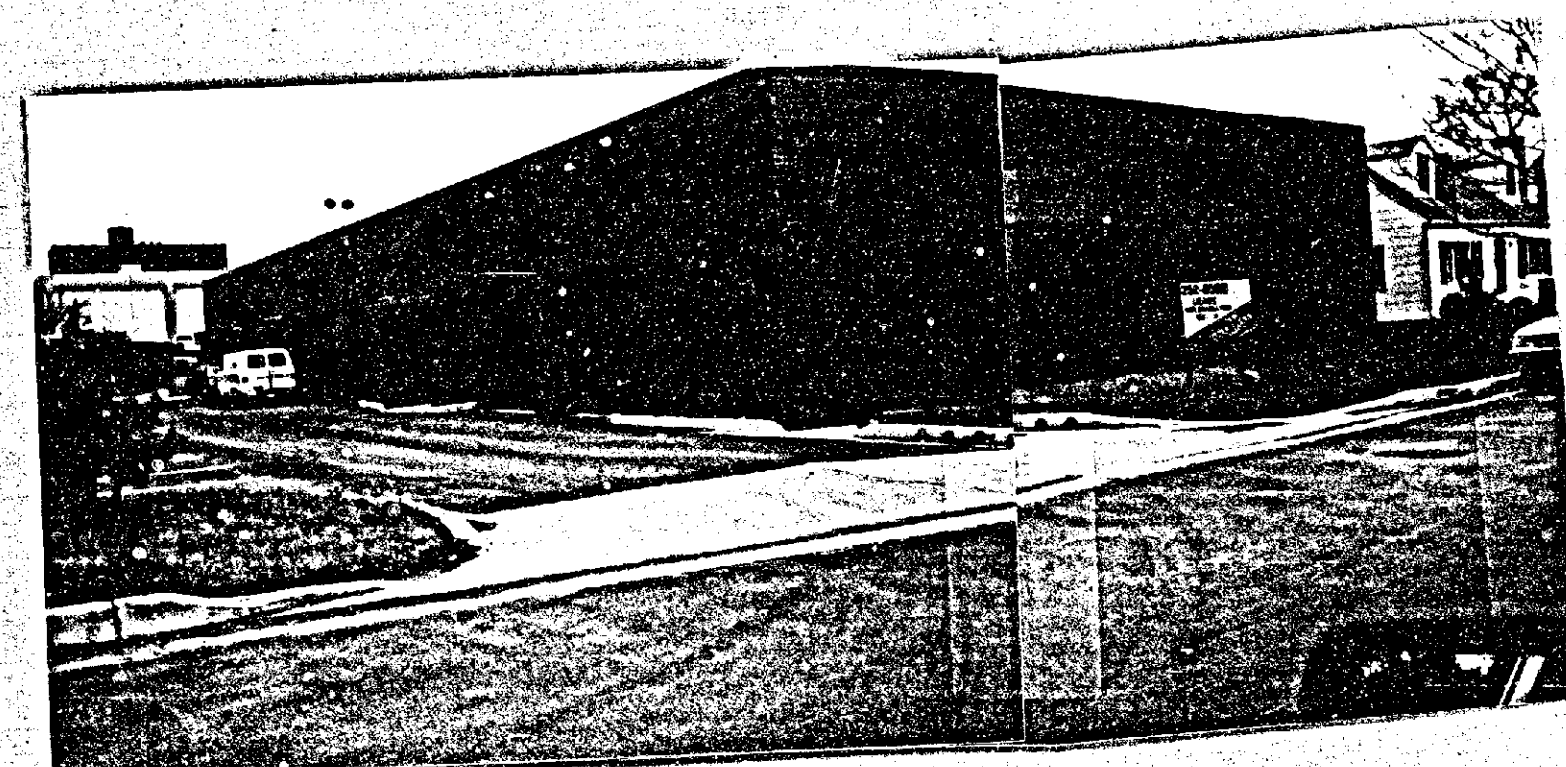


PETITIONER'S
EXHIBIT 7

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING
ADJACENT LAND USE

EAST OF SITE



PETITIONER'S
EXHIBIT 8

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

201 OLD PADONIA ROAD AND ADJACENT LAND USES



PETITIONER'S
EXHIBIT 9

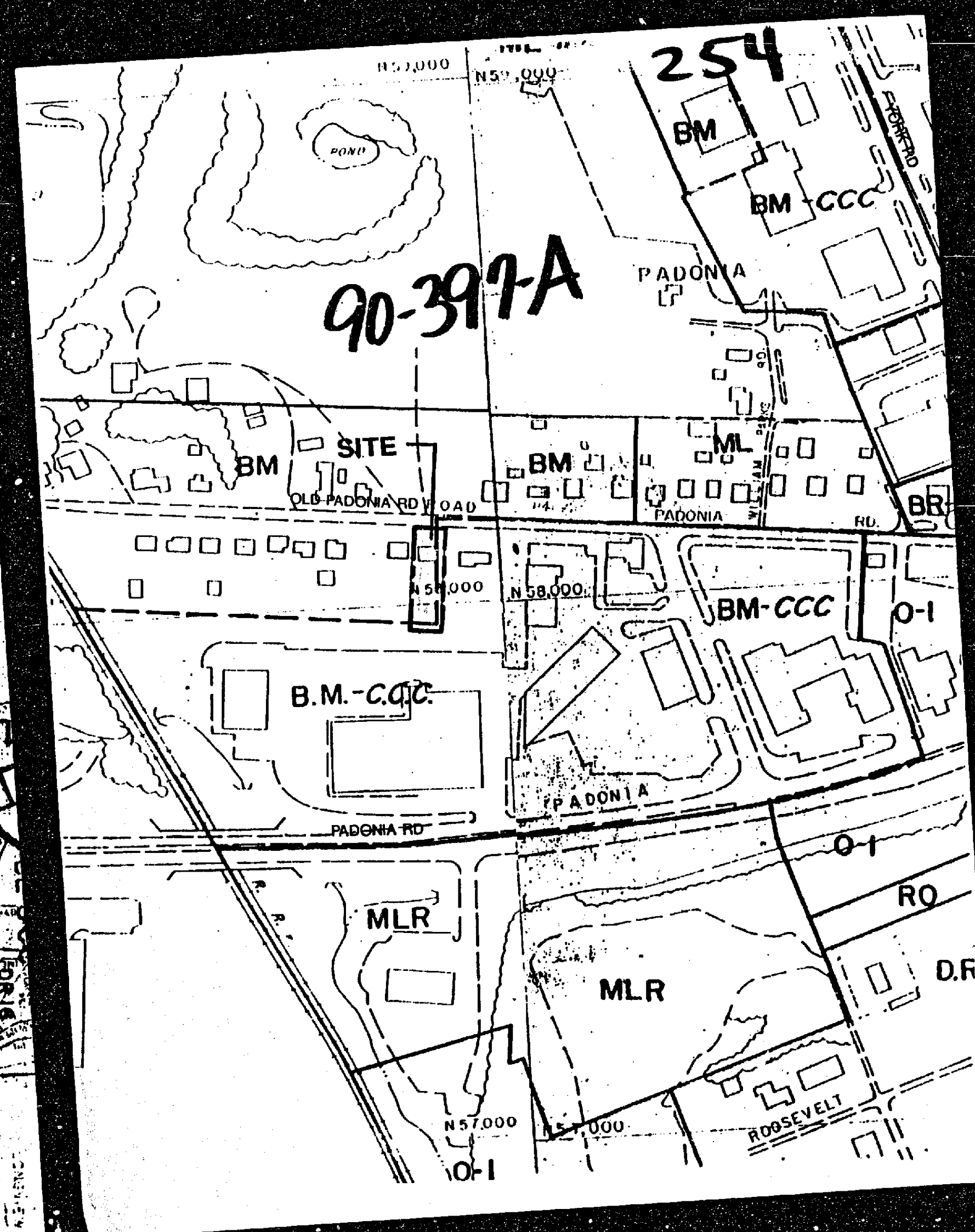
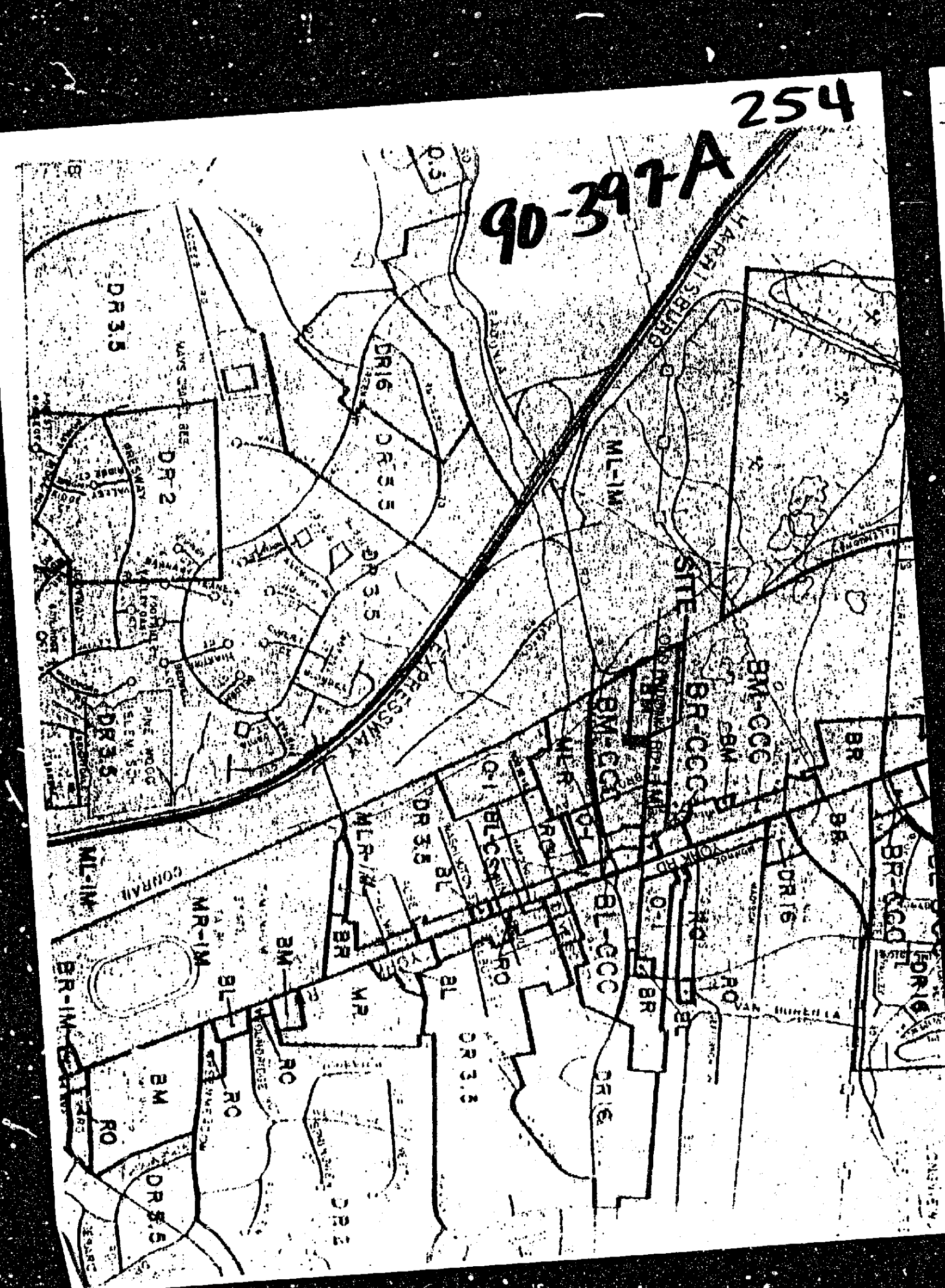
WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING
EXISTING DRIVEWAY (12 FT WIDE) - WEST SIDE OF BUILDING

VARIANCE TO ZONING MANUAL (SEC. 409.4(C))



PETITIONER'S
EXHIBIT 10



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th
Posted for: Variance
Petitioner: Wayne R. Grose, Jr.
Location of property: 201 Old Padonia Road, 426' N. of Padonia Road
Location of Sign: In front of 201 Old Padonia Road
Remarks: S.J. Grose
Posted by: S.J. Grose
Number of Signs: 1
Date of Posting: March 22, 1990
Date of return: March 30, 1990

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 27, 1990.

THE JEFFERSONIAN.

S. Zebe-Orlman
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 27, 1990.

TOWSON TIMES.

S. Zebe-Orlman
Publisher

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

April 3, 1990



Mr. Wayne R. Gioioso
210 Old Padonia Road
Hunt Valley, MD 21030

RE: Item No. 254, Case No. 90-397-A
Petitioner: Wayne R. Gioioso, Jr.
Petition for Zoning Variance

Dear Mr. Gioioso:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are 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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINTARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

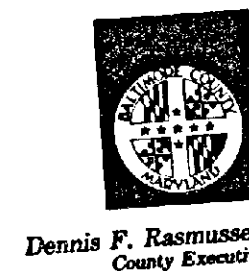
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. William P. Monk
100 W. Pennsylvania Avenue
Towson, MD 21204

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Your petition has been received and accepted for filing this
28th day of February, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Wayne R. Gioioso, Jr.
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: March 13, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Wayne R. Gioioso, Jr., Item 254

The Petitioner requests a Variance to allow a driveway 12 ft. wide in lieu of the required 20 feet for tow-way movement.

In reference to this request, staff offers the following comments.

- The applicant applied for a waiver (W-89-174) of CRG meeting and a public works standard. The Planning Board granted a waiver of the CRG meeting and public works standard on July 20, 1989; however, the filing of a CRG plan was requested.
- The designated landscaped area is insufficient. The crushed stone area that exists on the east side of the building should be removed and replaced with a pervious area.
- Parking calculations should be revised to indicate required and proposed parking.

Should the Petitioner's request be granted, staff recommends the following conditions:

- Explore the possibility of entering into an agreement with the owner of the Birk property for a shared use in common driveway.
- The aforementioned crushed stone area should be removed and replaced with a pervious area.
- A landscape plan should be submitted to the Baltimore County landscape planner and the Deputy Director of the Office of Planning and Zoning prior to the issuance of any building permits.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

MR 15 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: March 13, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Wayne R. Gioioso, Jr., Item 254

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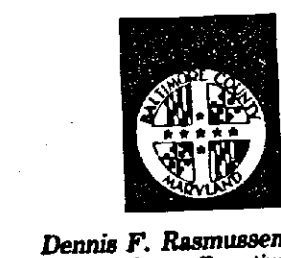
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

MR 15 1990

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

March 9, 1990



J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 252, 253, 254, 255, 256, 257 and 258.

Very truly yours,

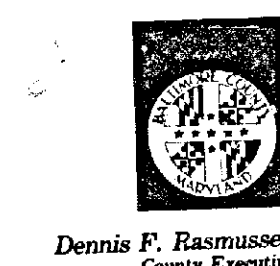
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

MR 21 1990

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500
Paul H. Reische
Chief

FEBRUARY 14, 1990



J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: WAYNE R. GIOIOSO, JR.
Location: #210 OLD PADONIA ROAD
Item No.: 254 Zoning Agenda: FEBRUARY 27, 1990

Gentlemen:

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

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", 1988 edition prior to occupancy.

REVIEWER: *Paul H. Reische* Noted and Approved
Planning Group
Special Inspection Division

JK/KEK

MR 15 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
DATE: March 5, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for February 27, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 252, 253, 255, 256, 257 and 258.

Item 254 is subject to the previous County Review Group comments for this site.

Item 128 is subject to the prior comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MR 15 1990

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

April 25, 1990

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case #90-397A

Dear Commissioner Haines:

Per your request, I met with Mr. Jeffrey Long of the Baltimore County Planning and Zoning Office regarding clarification of their staff comments. More specifically, we addressed the "insufficient landscaping" issue. Mr. Long informed me that their concern focused on a desire to have additional green area along the east side of the existing office building and the proposed addition. Upon more careful review of the site plan, which was submitted into the record at the time of the hearing, I was able to show Mr. Long that it was our intent to remove the driveway and macadam from this area and that in fact we would be providing for green space. Mr. Long indicated that the issue was resolved to his satisfaction.

If you have any other questions, please do not hesitate to give me a call.

Cordially,

William P. Monk
William P. Monk
NPM/ljr

cc: Jeffrey Long
Wayne Gioioso

RECEIVED
APR 25 1990
ZONING OFFICE

PLAN TO ACCOMPANY VARIANCE APPLICATION

NOTES:

- 1) ZONING:
EXISTING- B.M. & B.M.-C.C.C.
PROPOSED- N/A
- 2) LOT AREA: GROSS 12,000 #, NET 11,400 # (SEE #14)
- 3) EXISTING USE: OFFICE
- 4) PROPOSED USE: OFFICE
- 5) BUILDING AREA: 5253 (SEE #12)
- 6) BUILDING SETBACKS: REQUIRED PROVIDED
FRONT- 15' 27'
INTERIOR SIDE- 0' 17'
REAR- 0' 94'
STREET CORNER SIDE-
- 7) PARKING: (SEE #13 (29))
REQUIRED- 1 SPACE/300 # = 18 SPACES (SEE #13)
PROVIDED- 18 SPACES
- 8) UTILITIES:
SEWER- PUBLIC
WATER- PUBLIC
- 9) VARIANCES:
TO SECTION 409.4(C) TO ALLOW A TRAVEL AISLE 12 FEET WIDE IN LIEU OF THE REQUIRED 20 FEET FOR TWO-WAY MOVEMENTS

10) SPECIAL EXCEPTION/CONDITIONAL USE: NONE

11) F.A.R.: .47 (based upon gross area of site)

Existing Building	
Basement	864 Sq. Ft.
1st Floor	864 Sq. Ft.
2nd Floor	600 Sq. Ft.
Total Existing Building Area	
2,328 Sq. Ft. (Total)	
Proposed Addition	
Basement	N/A (*)
1st Floor	1,620 Sq. Ft.
2nd Floor	1,440 Sq. Ft.
Total Proposed Addition	
3,060 Sq. Ft. (Total)	
Total Building Area	
Existing	2,328 Sq. Ft.
Proposed	3,060 Sq. Ft.
Total Building Area	
5,388 Sq. Ft. (Total)	
- 135 Sq. Ft. (**)	
5,253 Sq. Ft. (Total)	

* Basement in addition is for storage only. There will be access only from rear stairwell. No internal access shall be provided to basement addition.

** Open Stairwell = 5' x 13.5' = 67.5'

12) Parking Computations:

- Office use at 1 space/300 sq.ft. G.L.A.
- Total area 5,388 square feet
- No spaces required for storage at basement level
- Parking spaces will be permanently striped
- No parking on Old Padonia Rd in front of site.

14) Site Acreage:

- Gross = 12,000 square feet (4/-)
- Net = gross minus area to be dedicated to road widening (800 sq.ft.)
- Area zoned B.M. = 8,325 sq.ft. (4/-)
- Area zoned B.M. - C.C.C. = 3,675 sq.ft. (4/-)

15) Open Space:

- Common open space not required

16) No existing flood plains, streams, bodies of water or springs located on or adjacent to site.

17) No wetlands, critical areas, archeological sites, existing historic buildings or endangered species habitats on site.

18) This site does not contain hazardous materials to the best of our knowledge.

19) Stormwater Management:

A WAIVER TO STORMWATER MANAGEMENT HAS BEEN REQUESTED.

20) Landscaping/Buffer:

- Landscaping shall be provided in accordance with this plan. Final landscaping plan clarifying the type, size and spacing of the plantings shall be provided at the time of building permit applications.

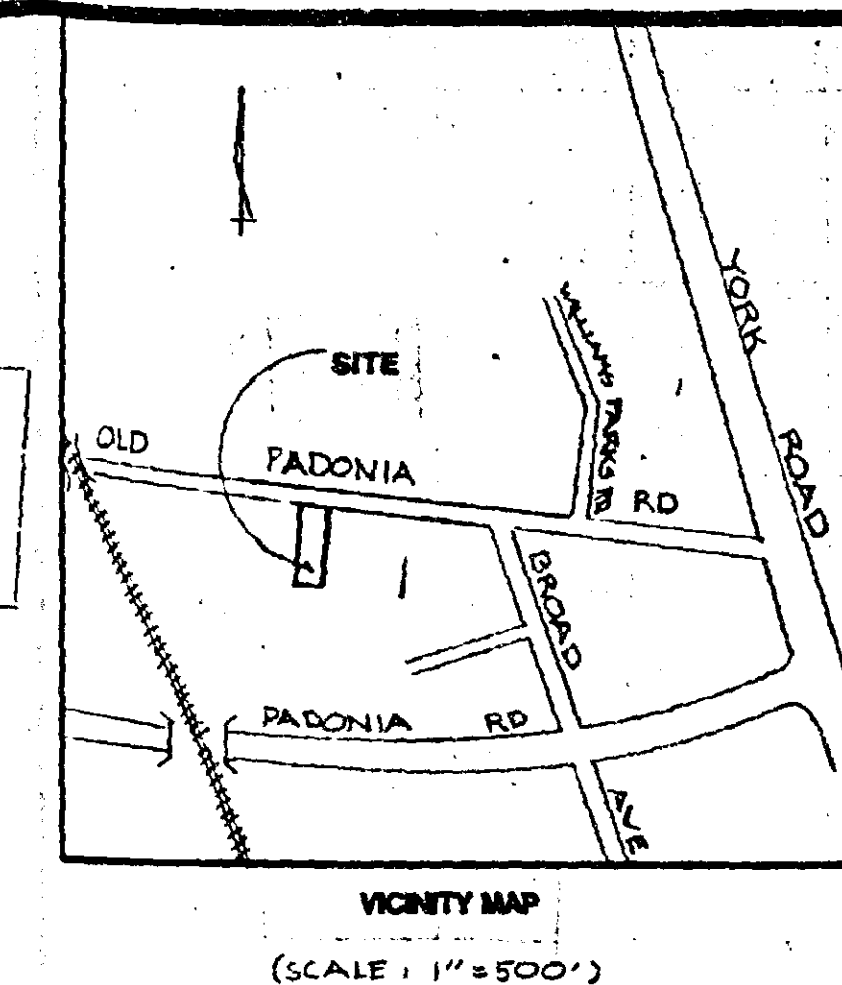
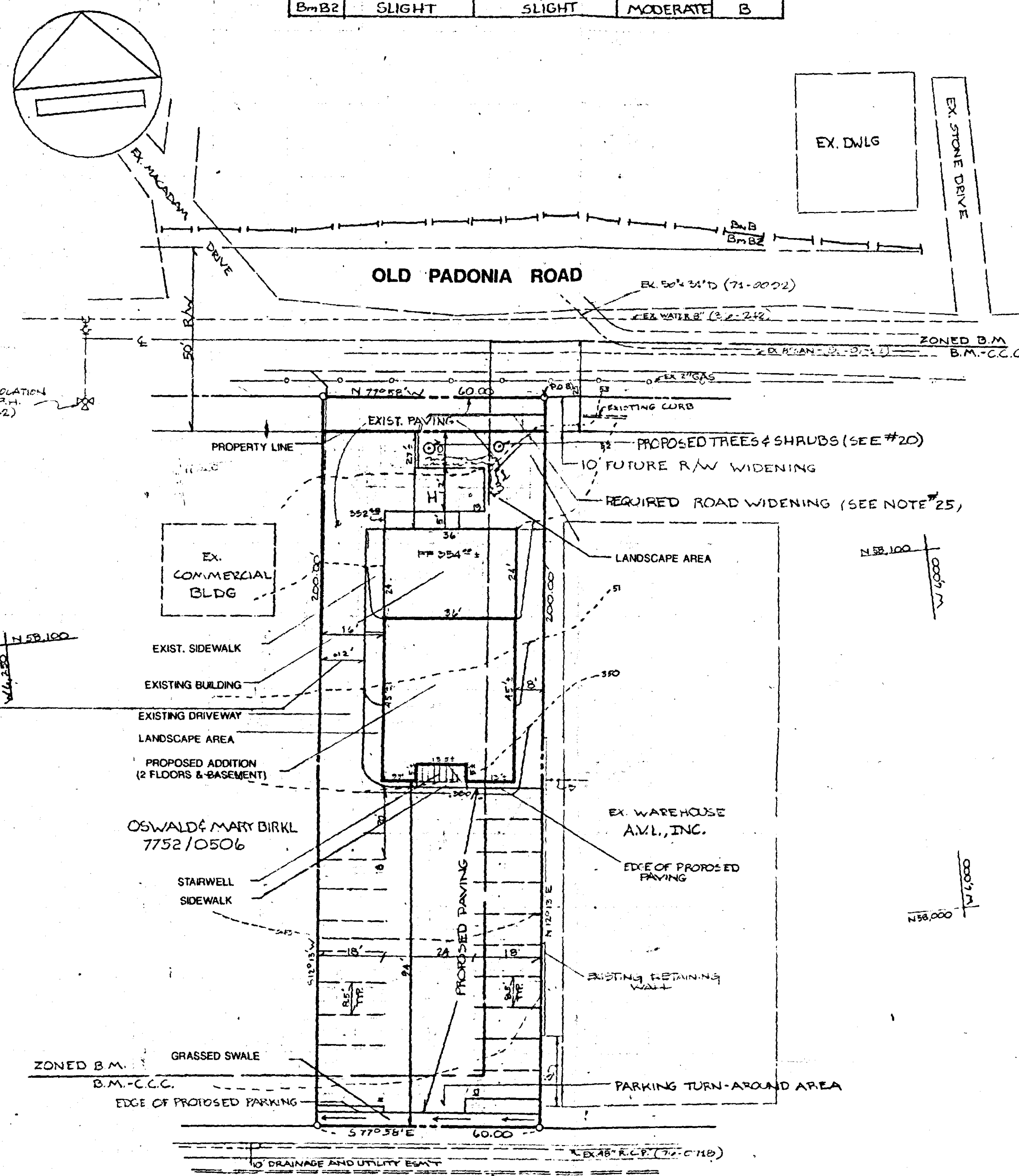
21) Average Daily Trips/Day:

- OFFICE 5253 #
- 12.3 / 1000 = 64.61 TRIPS

22) Trash to be picked up at curb:

- No dumpster is necessary

SOIL TYPE & LIMITATIONS				
SOIL	BLDG W/BSMT	BLDG W/O BSMT	PARKING	GROUP
BmB2	SLIGHT	SLIGHT	MODERATE	B



23) GENERAL SITE DATA

Election District	8
Councilmanic District	3
Census Tract	4084
Watershed	11
Subwatershed	32
Property Tax Number	08-02-049220

Development Name: 201 Old Padonia Road
Applicant/Owner: Wayne R. Gioioso, Jr.
201 Old Padonia Road
Hunt Valley, MD 21030
Deed Ref: 7425/489
(301)-678-1200

24) A WAIVER FOR THE CRG MEETING WAS APPROVED ON JULY 21, 1989 (No. W-89-174)

25) THE REQUIRED PUBLIC ROAD IMPROVEMENTS HAVE BEEN DEFERRED IN ACCORDANCE WITH SECTION 22-73 AS STATED IN THE WAIVER LETTER ON JULY 21, 1989.

26) THE PROPOSED BUILDING WILL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH THE NPA 101 LIFE SAFETY CODE

27) NO WELLS, SEPTIC TANKS OR UNDERGROUND TANKS EXIST ON SITE.

28) SIGNS ON SITE SHALL COMPLY WITH SEC 413.2 AND .5 AND ALL ZONING SIGN POLICIES.

29) OFFICE SPACE IS GENERAL ONLY AND NO MEDICAL OFFICE SPACE IS PROPOSED

30) AMENITY OPEN SPACE (A.O.S.) NOTE:

- A.O.S PROVIDED: 405 # (B.M.-C.C.C. ZONED AREA)
- ADJUSTED G.F.A.:
BASEMENT 552 #
1ST FLOOR 552 #
2ND FLOOR 453 #
TOTAL 1557 # (TOTAL THE SITE)
- A.O.S RATIO
405 # ÷ 1557 # (G.F.A.) = 0.26
A.O.S RATIO REQUIRED: 0.20
A.O.S RATIO PROVIDED: 0.26

PETITIONER'S
EXHIBIT 1

PRELIMINARY SITE PLAN

201 OLD PADONIA ROAD
HUNT VALLEY, MARYLAND

SCALE: 1" = 20'

DRAWN BY: BFB

DATE: 6-1-89

REVISOR: 2/14/90

PREPARED BY:
WILLIAM P. MONK
LAND USE PLANNING AND ZONING CONSULTANT
CAMPBELL BUILDING
SUITE 100
100 PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 494-8831
PREPARED FOR:
WAYNE R. GIOIOSO, JR.
201 OLD PADONIA ROAD
HUNT VALLEY, MD 21030

90-397-A