IN RE: PETITION FOR VARIANCE

NW/S Philadelphia Road, 600 feet north

C/l White Marsh Blvd.

11th Election District

5th Councilmanic District

(10556 Philadelphia Road)

Robert F. Warder, Jr. & Jonene W. Warder

Petitioners
The R.F. Warder Company

Contract Purchaser

BEFORE THE

*

*

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 07-150-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Robert F. Warder, Jr. and Jonene W. Warder, and The R.F. Warder Company, the Contract Purchaser. The Petitioners are requesting variance relief for property located at 10556 Philadelphia Road. The variance requests are as follows:

- 1. Variance to allow a rear yard setback of 10 feet in lieu of the required 30 feet per Section 255.1 and 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) for the proposed addition;
- 2. Variance to allow a side yard setback of 11 feet in lieu of the required 30 feet per Section 255.1 and 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) for the proposed addition;
- 3. Variance to allow a side yard setback of 11 feet in lieu of the required 50 feet per Section 255.2 and 243.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) for the proposed addition;
- 4. Variance to allow 10 parking spaces in lieu of 12 required per Section 409 of the Baltimore County Zoning Regulations (B.C.Z.R.)

The property was posted with Notice of Hearing on November 7, 2006 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing

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was published in "The Jeffersonian" newspaper on November 9, 2006 to notify any interested persons of the scheduled hearing date and relief requested.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, offstreet parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of Planning dated October 31, 2006 which contains restrictions and the Department of Environmental Protection and Resource Management dated November 3, 2006 which contains restrictions. Copies are attached hereto and made a part hereof the file.

Interested Persons

Appearing at the hearing on behalf of the variance request were Donald E. Hicks, P.E., with Hicks Engineering Associates, Inc., who prepared the site plan and Vince

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13° - 12° -

Burrall, project manager, for the Petitioners. J. Neil Lanzi, Esquire, represented the Petitioners. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property contains 0.538 acres +/- zoned ML and is improved by an existing metal building containing warehouse and office space, an existing 1.5 story office building and parking associated with the existing structures. The Petitioner proposes to build an additional warehouse/manufacturing building as shown on Petitioner's exhibit 1 in which the Petitioner proposes to store materials and manufacture piping for the Petitioner' HVAC business.

Mr. Lanzi noted that the property fronts on Philadelphia Road, which has mixed residential and manufacturing zoned properties. A very large warehouse operated by Rockland Corporation is located on the MLR zoned property immediately to the north and is the property most affected by the addition. See exhibit 2D and the exhibit 3, aerial photographs of the subject and adjacent properties. The residential property to the east contains a dwelling, the occupant of which does not object to the request according to Mr. Burrall. The residential property to the west is vacant. South of the property across Philadelphia Road is the entrance ramp to Rt. 43. As such he opined the request would not adversely affect the community.

The Petitioner requests for variances arise because the location of the addition is the only practical location on the property. This is primarily true because even though the property is served with public water it is not served with public sewers. Consequently the Petitioner must maintain a large septic reserve area in the center of the property which

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would under other circumstances be a possible location for such an addition. See exhibit 2E, septic cleanout locations.

Mr. Lanzi indicated that he filed the four requests for variance after consultation with the Office of Zoning Review. The first is for a 10 foot setback from the rear property line in lieu of the required 30 feet pursuant to Section 255.1 and 238.2. The second and third are really the same 11 foot side yard setback but taken off a boundary of MLR zoned land then DR 5.5 zoned land. The former requires a 30 foot setback and the later a 50 foot setback.

Finally Mr. Hicks noted that he reviewed the parking field, brought it up to date to the extent possible and found that the regulations required 12 parking spaces but that the existing field could accommodate only 10. However Mr. Burrall pointed out that all commercial trucks would be parked inside the new addition in two parking spaces as shown on the redline Plat to Accompany, exhibit 1. As such the Petitioner does provide the required spaces and the fourth variance request is not needed.

Findings of Fact and Conclusions of Law

I respect the Zoning Office interpretation of the ML regulations adjacent to residential zones which they view as requiring the variances indicated in the Petition. However I look at this matter somewhat differently. In reading Section 255.1, 255.2 and 253.4 together it seems to me the intent of the regulations is to establish a special MR zone anytime ML zoned property comes within 100 feet of a residential zone boundary.

It seems to me one would strike a line 100 feet from the western DR 5.5 boundary through the subject property and then swing an arc 100 feet in radius from the northern intersection of the western DR 5.5 line and the MLR line. This would include all the

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existing buildings and the proposed addition. Also one should strike a line parallel to the southern DR 5.5 boundary which would include the existing office. Consequently virtually all of this property is within 100 feet of a residential zone boundary in my view. In this area MR uses, setbacks and parking limitations of Section 253.4 apply. Note that MR uses are specified in Section 241.1 which allows certain uses as long as "their operations are entirely within enclosed buildings". Section 254.4 provides that only passenger automobile parking is allowed in this 100 foot area. (We have interpreted "automobile" to mean "vehicle" reflecting the fact that employees often drive trucks and SUV's today to go to work). The result is a highly restricted 100 foot buffer zone for residential properties next to ML zoned land. I note ironically the DR 5.5 area to the west is vacant while the MLR zone property to the east contains a dwelling. Nevertheless the zoning protects the DR 5.5 zoned property from many manufacturing uses and operations which would otherwise be allowed of right.

Applied to this petition, the addition is 10 feet from the rear property line while the rear yard setback should be 50 feet. Similarly the addition is 11 feet from the western property line while the side yard setback should be 50 feet. I understand the Petitioner will park its commercial trucks for the HVAC business inside the addition as shown on the redline plan and so no parking variance is needed.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. Oddly this property is not served by public sewer and so must maintain a septic reserve area as shown. This is the kind of peculiar circumstance

that the variance regulation requires and makes this property unique from a zoning perspective.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Because of the septic reserve area and existing structures, there is no other place to locate the addition.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The property most affected by the addition is a large manufacturing use. The adjacent residentially zoned property is vacant. The dwelling in the MLR zoned property will not be adversely affected as it is a substantial distance away and separated by existing structures

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 6th day of December, 2006 by this Deputy Zoning Commissioner, that the Petitioner's variance requests as follows:

- 1. Variance to allow a rear yard setback of 10 feet in lieu of the required 50 feet per Sections 255.2 and 243.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) for the proposed addition; and
- 2. Variance to allow a side yard setback of 11 feet in lieu of the required 50 feet per Section 255.2 and 243.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) for the proposed addition,

are hereby GRANTED subject to the following:

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

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- Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2. Prior to approval of a building permit, an evaluation of the septic system is required.
- 3. Submit elevation drawings of the proposed manufacturing/assembly and processing building to the Office of Planning. The subject building shall not exceed the height of the existing metal warehouse/office building toward the rear of the subject property.
- 4. Submit a landscape plan to Avery Harden, Baltimore County Landscape Architect for review and approval. Landscaping shall be added along the western/southwestern side of the proposed building expansion to buffer the façade of the proposed building from direct view of the adjacent parking lot. Additional attention should be given to condition B (streetscape and parking lots) of the Baltimore County Landscape Manual.
- 5. Submit approved landscape plans to the Office of Planning prior to the issuance of any building permits.
- 6. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner's variance request of

- 1. Variance to allow a side yard setback of 11 feet in lieu of the required 30 feet per Section 255.1 and 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) for the proposed addition; and
- 2. Variance to allow 10 parking spaces in lieu of 12 required per Section 409 of the Baltimore County Zoning Regulations (B.C.Z.R.),

are hereby DENIED as unnecessary and moot.

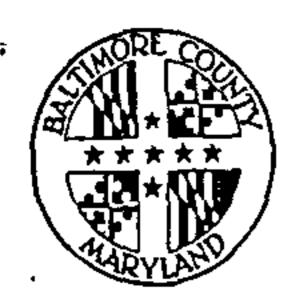
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

IOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:pz



Pétition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at	10556	PUTT906	erbura	коаа	
which is			1 AT		

Date

This Petition shall be filed with the Department of Permits and Development Management. 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(s)

See attached

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 provided at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee: <u>Legal Owner(s):</u> The R.F. Warder Company Robert F. Warder, Jr. Name - Type or Print Name Print Signature Signature 10556 Philadelphia Road 410-344-0190 J**a**nene∕M. Warder Address Name - Type or Print Telephone No. Baltimore, MD 21162 Janha City State Zip Code Signature P.D. Box 334 410-344-0190 Attorney For Petitioner: Telephone No. Address J. Neil Lanzi Parkton, MD 21120 Zip Code Name - Type or Print State City nam Representative to be Contacted: Signature J. Neil Lanzi, P.A. J. Neil Lanzi Company Name 409 Washington Ave #617 409 Washington Ave #617 410-296-0686 410-296-0686 Telephone No. Address Telephone No. Address 21204 410-296-0686 410-296-0686 Towson, MD 21204 Towson, MD Zip Code State City State Zip Code City OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. 07-150-A UNAVAILABLE FOR HEARING

Reviewed By _____BR

PETITION FOR VARIANCE

Robert F. Warder, Jr., and Jonene M. Warder, Property Owners and the R.F. Warder Company, Contract Purchaser, hereby petition for the following variances:

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- 1. Variance to allow a rear yard setback of 10 feet in lieu of the required 30 feet per Section 255.1 and 238.2 of the B.C.Z.R. for the proposed addition.
- 2. Variance to allow a side yard setback of 11 feet in lieu of the required 30 feet per Section 255.1 and 238.2 of the B.C.Z.R. for the proposed addition.
- 3. Variance to allow a side yard setback of 11 feet in lieu of the required 50 feet per Section 255.2 and 243.2 of B.C.Z.R. for the proposed addition.
- 4. Variance to allow 10 parking spaces in lieu of 12 required per Section 409 of the B.C.Z.R.

The basis for the variance relief is that special circumstances exist that are peculiar to this property and strict compliance with the zoning regulations for Baltimore County will result in practical difficulty for Petitioners.

Hicks Engineering Associates, Inc.

OF
WARDER PROPERTY
NO. 10556 PHILADELPHIA ROAD
ELEVENTH ELECTION DISTRICT
FIFTH COUNCILMANIC DISTRICT
WHITE MARSH
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the northwest side of Philadelphia Road, Maryland Route 7, existing eighty feet wide right of way, said point being more particularly located one hundred and twenty-five feet (125 feet) from the southwest side of Silver Spring Road, thence leaving said point and running with the northwest side of Philadelphia Road,

- 1) South 56° 45' 00" West 116.21 feet to a point, thence leaving the northwest side of Philadelphia Road and running,
- 2) North 33°-15' 00" West 200.00 feet to a point, thence
- North 57° 14' 31" East 137.93 feet to a point, thence
- 4) South 27° 01' 00" East 200.00 feet to the Point of Beginning.

CONTAINING 25,395 square feet or 0.583 acres of land, more or less.

PROPERTY BEING KNOWN AS, No. 10556 Philadelphia Road, Maryland Route 7, and located in the Eleventh Election District of Baltimore County, Maryland.

HICKS ENGINEERING ASSOCIATES, INC. 200 EAST JOPPA ROAD, SUITE 402 TOWSON, MD 21286

SEPTEMBER 22, 2006

PAGE 1 OF 1

NOTICE OF ZONING HEARING

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The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #07-150-A

10556 Philadelphia Road

Northwest side Philadelphia Road, 600 feet north centerline White Marsh Boulevard.

11th Election District - 5th Councilmanic District

Legal Owner(s): Robert F. Warder, Jr. and Jonene W. Warder

Contract Purchaser(s): The R.F. Warder Company

Variance: To permit a rear yard setback of 10 feet in lieu of the required 30 feet for the proposed addition, and to allow a side yard setback of 11 feet in lieu of the required 50 feet for the setback of 11 feet in lieu of the required 50 feet for the proposed addition and to allow 10 parking spaces in lieu of the 12 required.

Hearing: Friday, December 1, 2006 at 11:00 a.m. In Roam 106 in the Baltimore County Office Building, 111

Room 106 in the Baltimore County Office Building, 111

William J. Wiseman, III

Zoning Commissioner for Baltimore County

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for
special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing,
Contact the Zoning Review Office at (410) 887-3391.

11/155 Nov. 9

OF PUBLICATION

2002 1

THIS IS TO CERTIFY, that the annexed advertisement was published newspaper published in Baltimore County, Md., in the following weekly

successive weeks, the first publication appearing ַ ע once in each of

X The Jeffersonian

Catonsville Times Times Arbutus

Times Towson

Mills Times Owings ■ NE Booster/Reporter

U North County News

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LEGAL ADVERTISING

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CERTIFICATE OF POSTING

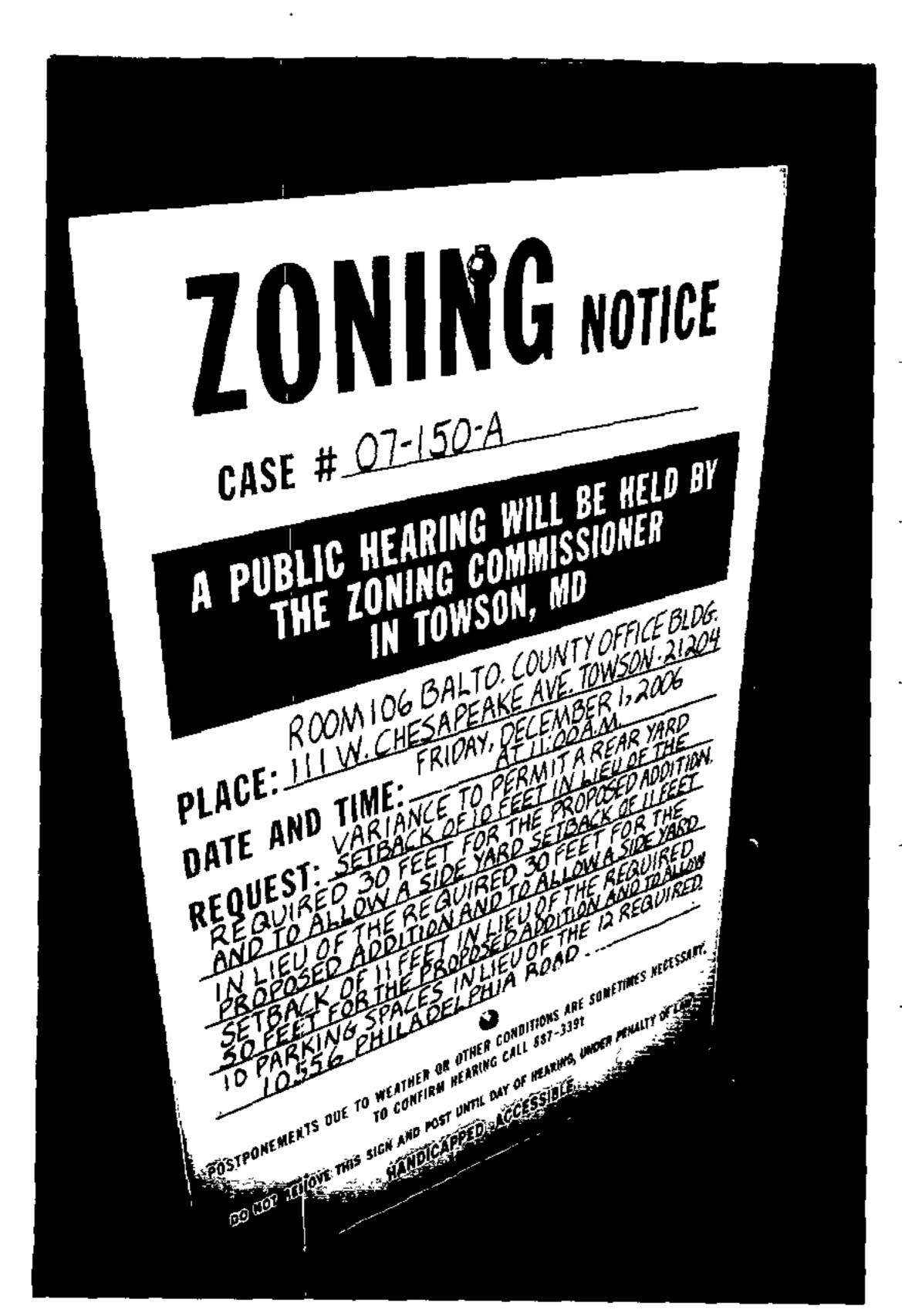
Case Number: 07-150-A

Petitioner/Developer: Robert F. & Jonene M. Warder-Neil Lanzi, P.A.-Donald Hicks of Hicks Engineers & Associates
Date of Hearing (Closing): 12/01/06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 10556 PHILADELPHIA ROAD

The sign(s) were posted on:

11/07/06



Signature of Sign Poster)

Linda O'Keefe

(Printed Name of Sign Poster)

523 Penny Lane

(Street Address of Sign Poster)

Hunt Valley Maryland 21030

(City, State, Zip Code of Sign Poster)

410-666-5366

(Telephone Number of Sign Poster)

RE: PETITION FOR VARIANCE

10556 Philadelphia Road; NW/S Philadelphia

Rd, 600' N c/line White Marsh Blvd

11th Election & 5th Councilmanic Districts

Legal Owner(s): Robert & Jonene Warder

Contract Purchaser(s): R.F. Warder Company

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-150-A

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

Peter Max Armschman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel

Old Courthouse, Room 47

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of October, 2006, a copy of the foregoing Entry of Appearance was mailed to, J. Neil Lanzi, Esquire, 409 Washington Avenue, Suite 617, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

OCT 1 2 2006

Per XIII

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



JAMES T. SMITH, JR. County Executive

Octobeo BHy, 20006TROCO, Director

Department of Permits and

Development Management

NOTICE OF ZONING HEARING

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Hearing: Friday, December 1, 2006 at 11:00 a.m. in Room 106 in the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson 21204.

Timothy Kotroco

Director

TK:amf

C: Robert F. Warder, Jr. Jonene M. Warder P.O. Box 334 Parkton 21120 J. Neil Lanzi, P.A. 409 Washington Avenue, Ste 617 Towson 21204 The R.F. Warder Company 10556 Philadelphia Road Baltimore 21162

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 10, 2006.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Thursday, November 9, 2006 Issue - Jeffersonian

Please forward billing to:

J. Neil Lanzi 409 Washington Avenue, Suite 617 Towson, MD 21204 410-296-0686

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-150-A

10556 Philadelphia Road

Northwest side Philadelphia Road, 600 feet north centerline White Marsh Boulevard.

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Hearing: Friday, December 1, 2006 at 11:00 a.m. in Room 106 in the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper A	dvertising:			•			_
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PLEASE FORWAR	RD ADVERT	ISING BILL TO) :				
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JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

November 20, 2006

J. Neil Lanzi 409 Washington Avenue, #617 Towson, MD 21204

Dear Mr. Lanzi:

RE: Case Number: 07-150-A, 10556 Philadelphia Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 3, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

Supervisor, Zoning Review

u. Callibal)

WCR:amf

Enclosures

c: People's Counsel

Robert F. Warder, Jr. Jonene M. Warder P.O. Box 334 Parkton 21120 The R. F. Warder Company 10556 Philadelphia Road Baltimore 21162

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: October 31, 2006

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEVED

SUBJECT:

10556 Philadelphia Road

NOV - 6 2006

WING COMMER

INFORMATION:

Item Number:

7-150

Petitioner:

Robert F. Warder

Zoning:

ML

Requested Action:

Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

- 1. Submit elevation drawings of the proposed manufacturing/ assembly and process building. The subject building shall not exceed the height of the existing, metal warehouse/office building toward the rear of the subject property.
- 2. Submit a landscape plan to Avery Harden, Baltimore County Landscape Architect for review and approval. Landscaping shall be added along the western/ southwestern side of the proposed building expansion to buffer the façade of the proposed building from direct view of the adjacent parking lot. Additionally attention should be given to condition B (streetscape and parking lots) of the Baltimore County Landscape Manual.
- 3. Submit approved landscape plans to this office prior to the issuance of any building permits.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

May

Prepared by:

Division Chief:

AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO:

Timothy M. Kotroco

FROM:

Dave Lykens, DEPRM - Development Coordination aw-

DATE:

November 3, 2006

SUBJECT:

Zoning Item # 07-150-A

Address

10556 Philadelphia Road

(Warder Property)

Zoning Advisory Committee Meeting of October 9, 2006

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

1. Prior to approval of a building permit, an evaluation of the septic system may be required.

Reviewer:

S. Farinetti

Date: November 1, 2006

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: October 18, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 16, 2006

Item Nos. 07-145, 146, 147, 148, 149, 159, 151, 152, 153, 154, 155 and 156

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw. cc: File

ZAC-NO COMMENTS-10132006.doc



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: October 15, 2006

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Matthews:

RE: Baltimore County
Item No. 7-150-A

MD 7 (PHILADELPHIA POAD

R.F. WARDER PROPERTY

VAIZIANCE-TO ALLOW A RELE

VARZIANCE-TO ALLOWA RELIZ YARD SETBACK OF 11' IN LIEU OF REQUIDED 50'

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-1904.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

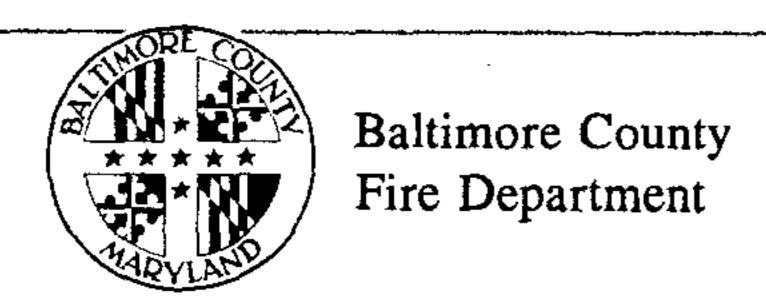
Very truly yours,

Steven D. Foster, Chief U

Engineering Access Permits

Division

SDF/MB



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

October 9, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 9, 2006

Item Number(s): 145 through 156

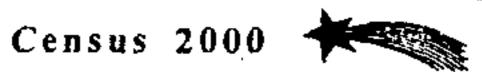
Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File











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on Recycled Paper



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

December 6, 2006

ROBERT F. WARDER, JR. AND JONENE M. WARDER PO BOX 334 PARKTON MD 21120

> Re: Petition for Variance Case No. 07-150-A

Property: 10556 Philadelphia Road

Dear Mr. and Mrs. Warder:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in part and denied in part in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:pz

Enclosure

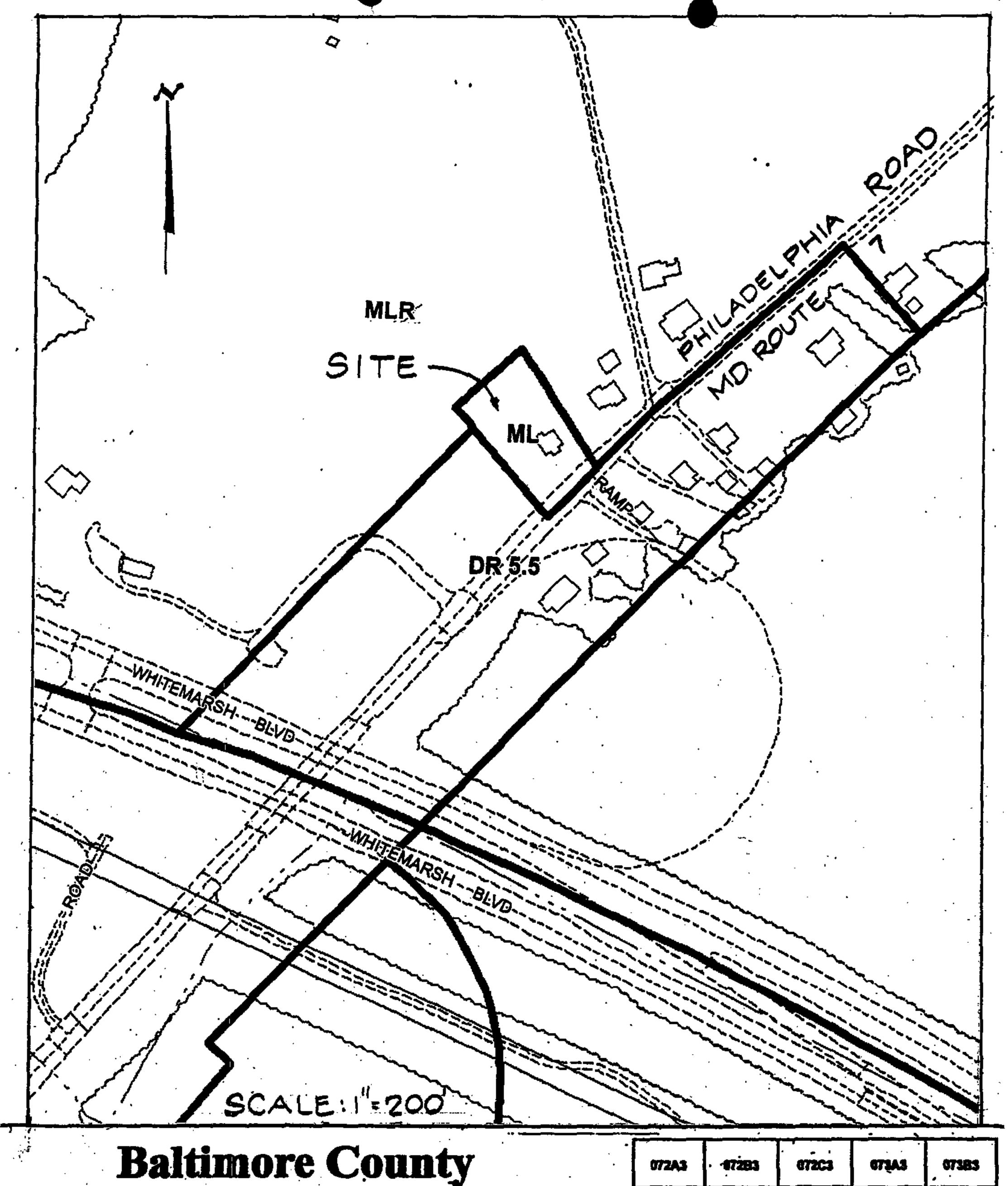
c: J. Neil Lanzi, Esquire, 409 Washington Avenue #617, Towson MD 21204 Vince Burrall, The R.F. Warder Company, 10556 Philadelphia Road, Baltimore MD 21162

The state of the s

DATE	CASE NUMBER	CASE NAME

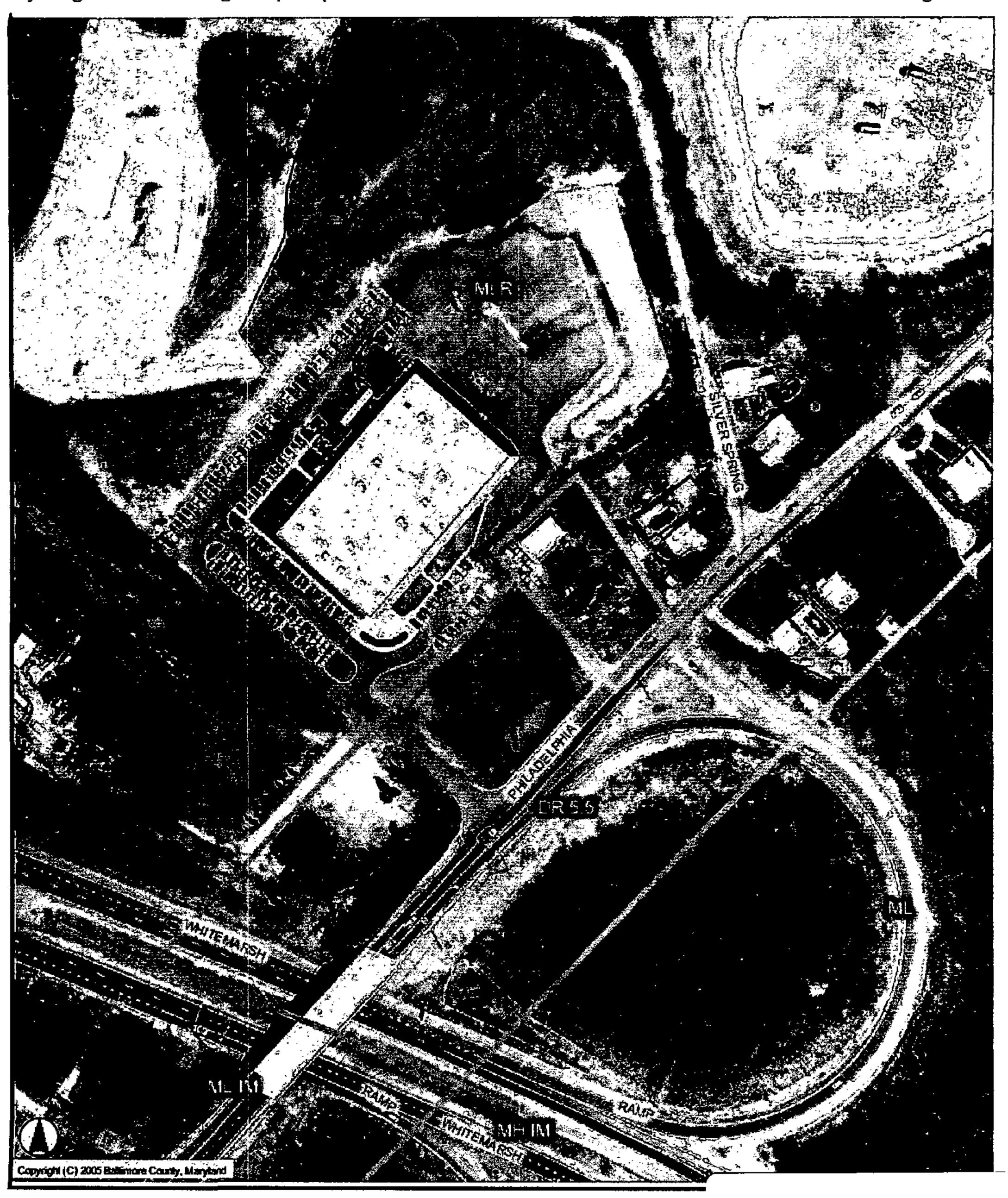
ETHONER'S SIGN-IN SHEET

								ilail hans	Compared Here	VINCO BUNCA!	NAME
									A September 200 -	105564th, ladel oh, a ed	ADDRESS
									J. 18 2128	White March, and 21162	CITY, STATE, ZIP
										VBUTTANO REGIARDET. CO,	E-MAIL

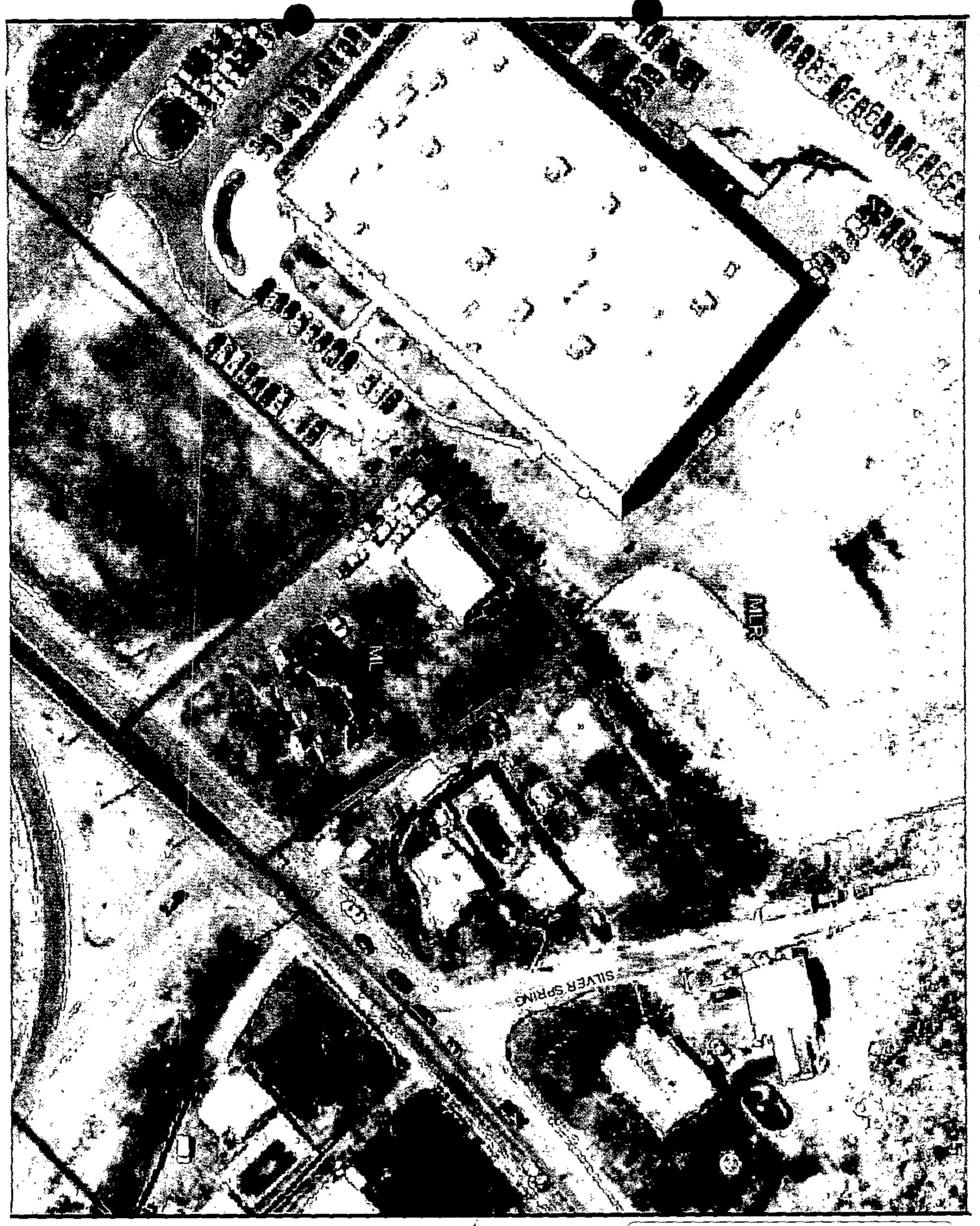


Baltimore County
Office of Planning and Zoning
Official Zoning Map

072A3	•72B3	072C3	073A3	073B3
082A1	0\$2B 1		003Aİ	083B1
082A2	08282	082C2	083A2	083B2

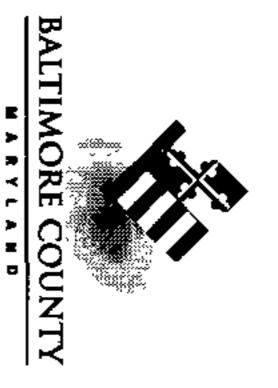


PETITIONER'S



PETITIONER'S

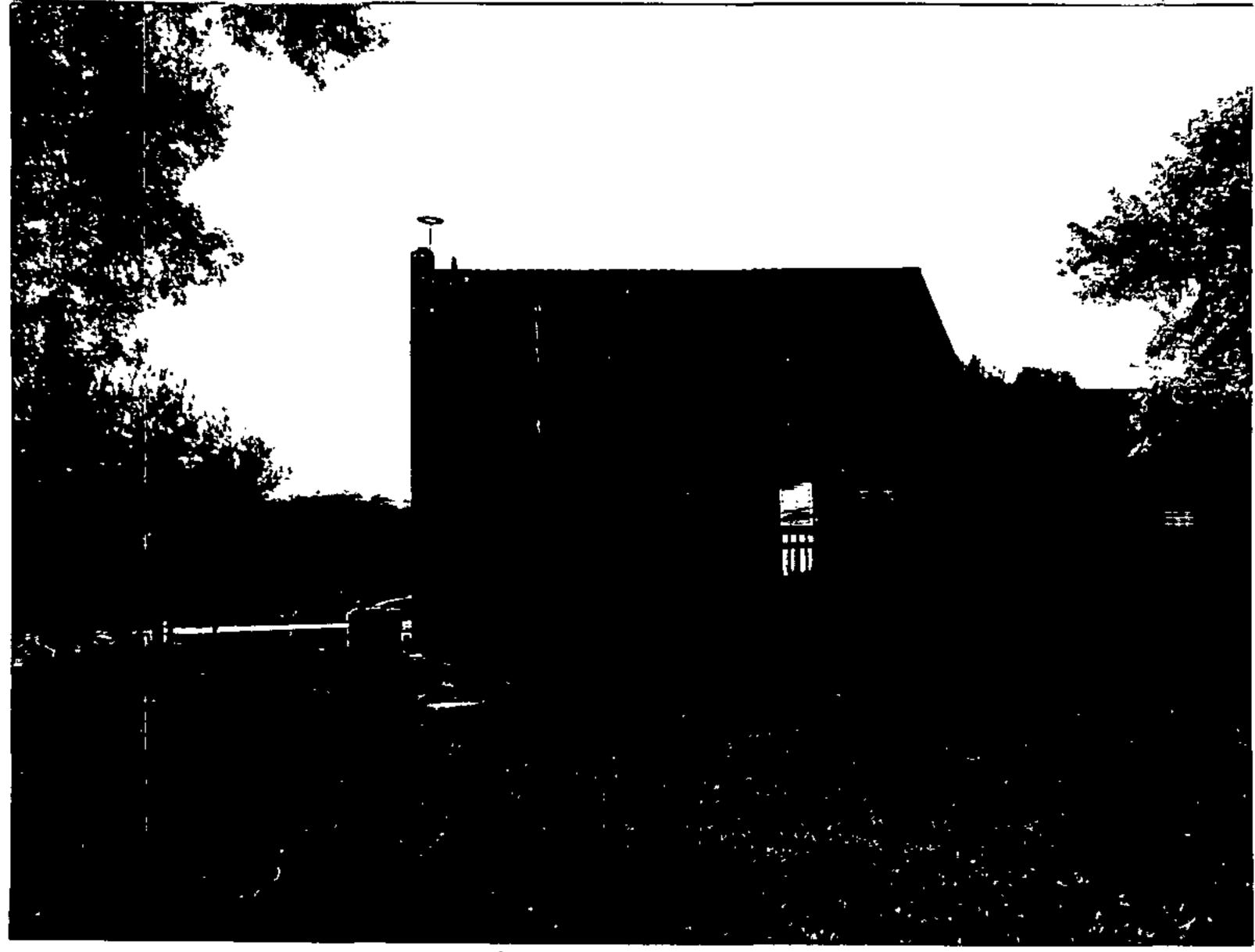
EXHIBIT NO.



Zoning Commissioner's Office 401 Bosley Avenue, Suite 405 County Courts Building Towson, Maryland, 21204

DA A









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