

# 71-198-A 11-PPA **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

William F. Chew  
Darthea M. Chew  
I, or we, legal owner, 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 and 255.2 to permit 10' side yard on North side (instead of required 30') and sections 255.2 and 243.2 to permit 21' side yard on South side (instead of required 50').  
Section 255.2 - 243.1 - Front Yard - To permit 25 feet instead of the required 75 feet.  
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)  
Practical Difficulty

See attached description

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 23, 1970

Mr. William F. Chew  
P.O. Box 5839  
Pikesville, Maryland 21208

RE: Type of Hearing: Side yard Variance  
Location: Milford Ind. Rd., 1028' So. of Milford Hill Rd.  
Petitioner: William F. Chew, et al.  
Committee Meeting of November 24th, 1970  
3rd District  
Item 69

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a one story aluminum building, with the properties to the north, west and east improved with industrial uses and a swimming pool. The properties to the south are improved with the Millbrook Apts., a three story garden type apartment development. Milford Industrial Road in this location is improved insofar as concrete curb and gutter are concerned.

### **BUREAU OF ENGINEERING:**

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### **Highways:**

Milford Industrial Road is an existing County road, improved as a closed roadway section 42 feet wide, with flexible type pavement on a 60-foot right-of-way. No further highway improvements are required.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Mr. William F. Chew  
Page 2

December 23, 1970

### **Sediment Control:**

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

### **Storm Drains:**

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

### **Water and Sanitary Sewers:**

Both public water supply and sanitary sewerage are available to serve this property.

It appears that additional fire hydrant or hydrants may be required in the area.

### **PROJECT PLANNING:**

This office has reviewed the subject site plan and offers the following comments:

Twenty-one feet is inadequate to provide for a commercial or industrial driveway along with the 4' high compact screen planting that is required.

### **DEPARTMENT OF TRAFFIC ENGINEERING:**

Review of the subject plan indicates a substandard width to the parking area in the rear. However, since the building is existing and there is no other way to provide parking, the plan is acceptable.

Mr. William F. Chew  
Page 3

December 23, 1970

### **FIRE DEPARTMENT:**

This office has no comment on the proposed site.

### **HEALTH DEPARTMENT:**

1. Public water and sewers are available to this site.

2. Air Pollution Comments:

The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

### **BOARD OF EDUCATION:**

No bearing on student population.

### **BUILDINGS ENGINEER'S OFFICE:**

Petitioner to meet all applicable requirements of Baltimore County Building Code and regulations. See multiple occupancies Section 400.3 and Business Occupancies, Section 404.

### **ZONING ADMINISTRATION DIVISION:**

This office is approving the subject petition for a hearing. However, revised plans have been submitted showing the additional variances that are required. Section 255.2 and 238.2 for the north side variance to permit 10' instead of the required 30' ft. setback. To permit a front yard setback of 25 ft. in lieu of the required 75 ft..

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JO  
Enc.

## BALTIMORE COUNTY, MARYLAND

### **INTER-OFFICE CORRESPONDENCE**

TO: Mr. Edward D. Hardisty  
Zoning Commissioner

Date: December 22, 1970

FROM: Richard B. Williams  
Project Planning Division

SUBJECT: Zoning Advisory Agenda Item #69

November 24, 1970  
William F. Chew, et al.  
Milford Ind. Rd. 1028' So. of Milford Mill Road

This office has reviewed the subject site plan and offers the following comments:

Twenty one foot is inadequate to provide for a commercial or industrial driveway along with the 4' high compact screen planting that is required.

Description of 1.003 Acres of Land, More or Less, Known as #7092 Milford Industrial Road.

Being a part of that land known as Revised Plat No. 2, Milford Industrial Park, in the 3rd Election District of Baltimore County recorded among the Land Records of Baltimore County in Plat Book 28, Folio 111.

Beginning at a point in the west right of way line of Milford Industrial Road said point being 162.82 feet, measured along said line, from the south-east end of Curve No. 5 shown on said plat. Said point being also 1,028 feet from the south side of Milford Mill Road; thence leaving said point feet from the south side of Milford Mill Road; thence leaving said point of beginning and ending on aforementioned south right of way line

- (1) South 18° - 44' - 40" East - 127.40 feet; thence
- (2) South 71° - 15' - 20" West - 317.26 feet; thence binding on the outline of aforementioned Plat the following two courses and distances
- (3) North 10° - 27' - 07" East - 165.19 feet
- (4) North 79° - 34' - 53" East - 196.53 feet; thence
- (5) North 75° - 36' - 50" East - 39.26 feet to the point of beginning

Containing 1.003 Acres of land, more or less

Subject to any and all easements of record.

This plat is for zoning purposes and is not intended to conveyancing of land.

P.W. 431

Mr. William F. Chew  
P.O. Box 5839  
Pikesville, Maryland 21208

Item 69

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

24th day of December, 1970

Edward D. Hardisty  
Zoning Commissioner

Petitioner: William F. Chew, et al.

Petitioner's Attorney

Reviewed by: Oliver L. Myers  
Chairman of the Advisory Committee

TELEPHONE  
494-2413

## BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 75462

DATE: Jan. 8, 1971

TO: William F. Chew & Co., Inc.  
P.O. Box 5839  
Pikesville, Md. 21208

Zoning Dept. of Baltimore County

| QUANTITY | UNIT PRICE | TOTAL AMOUNT |
|----------|------------|--------------|
| 1        | 25.00      | 25.00        |

Position for Variance #71-198-A

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION  
COURTHOUSE, TOWSON, MARYLAND 21204

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: JAN 16 - 1971

Posted for: VARIANCE

Petitioner: W.F. CHOW

Location of property: W.S. OF MILFORD INDUSTRIAL RD. 1028' So. of

Location of Sign: 7092 MILFORD INDUSTRIAL RD.

Remarks: Charles F. Hardisty

Posted by: Charles F. Hardisty Date of return: JAN 23 - 1971

TELEPHONE  
494-2413

## BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 75494

DATE: Jan 22, 1971

TO: William F. Chew & Co.  
P.O. Box 5839  
Pikesville, Md. 21208

Zoning Dept. of Baltimore County

| QUANTITY | UNIT PRICE | TOTAL AMOUNT |
|----------|------------|--------------|
| 1        | 25.00      | 25.00        |

Advertising and posting of property #71-198-A

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION  
COURTHOUSE, TOWSON, MARYLAND 21204

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should be had, and to further appearing that by reason of

to permit a side yard of ten (10') feet on the north side instead of the required thirty (30') feet, to permit a side yard of twenty-one (21') feet on the south side instead of the required fifty (50') feet and thirty (30') feet respectively; and to permit a front yard of twenty-five (25') feet instead of the required seventy-five (75') feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this February 1, 1971, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit a side yard of ten (10') feet on the north side instead of the required thirty (30') feet; to permit a side yard of twenty-one (21') feet on the south side instead of the required fifty (50') feet and thirty (30') feet respectively; and to permit a front yard of twenty-five (25') feet instead of the required seventy-five (75') feet, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

and it appearing that by reason of

the above Variance should be had, and to further appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this February 1, 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR A VARIANCE  
OF DISTRICT

ZONING: Petition for Variance for  
Front and Side Yard  
LOCATION: West side of Midland  
Industrial Road 11212 feet South of  
Midland Mill Road  
DATE: February 1, 1971  
PUBLIC HEARING: Room 106  
County Office Building, 111 W.  
Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, has received and considered the Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard of 10 feet on the North side instead of the required 30 feet, and to permit a side yard of 21 feet on the South side instead of the required 50 feet and 30 feet respectively; and to permit a front yard of 25 feet instead of the required 75 feet.

This Zoning Regulations to be excepted as follows:  
Section 211.1 and 212.2 - Side Yard  
Section 212.2, 212.2 and 212.2 - Side Yard  
Section 212.2 and 212.2 - Side Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 14, 1971

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_ days before the \_\_\_\_\_ day of \_\_\_\_\_, 1971, the first publication appearing on the \_\_\_\_\_ day of January 1971.

THE JEFFERSONIAN  
L. Frank Smith  
Manager

Cost of Advertisement \$ \_\_\_\_\_

PETITION FOR  
A VARIANCE  
OF DISTRICT

ZONING: Petition for Variance for  
Front and Side Yard  
LOCATION: West side of Midland  
Industrial Road 11212 feet South of  
Midland Mill Road  
DATE: February 1, 1971  
PUBLIC HEARING: Room 106  
County Office Building, 111 W.  
Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, has received and considered the Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard of 10 feet on the North side instead of the required 30 feet, and to permit a side yard of 21 feet on the South side instead of the required 50 feet and 30 feet respectively; and to permit a front yard of 25 feet instead of the required 75 feet.

This Zoning Regulations to be excepted as follows:  
Section 211.1 and 212.2 - Side Yard  
Section 212.2, 212.2 and 212.2 - Side Yard  
Section 212.2 and 212.2 - Side Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard  
Section 212.2 and 212.2 - Front Yard

THE COMMUNITY TIMES

P.O. BOX 267  
RAHALLSTOWN, MD. 21113  
PHONE - 922-7500

January 16, 1971  
THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 16th day of Jan., 1971 that is to say, the same was inserted in the issue of January 14, 1971.

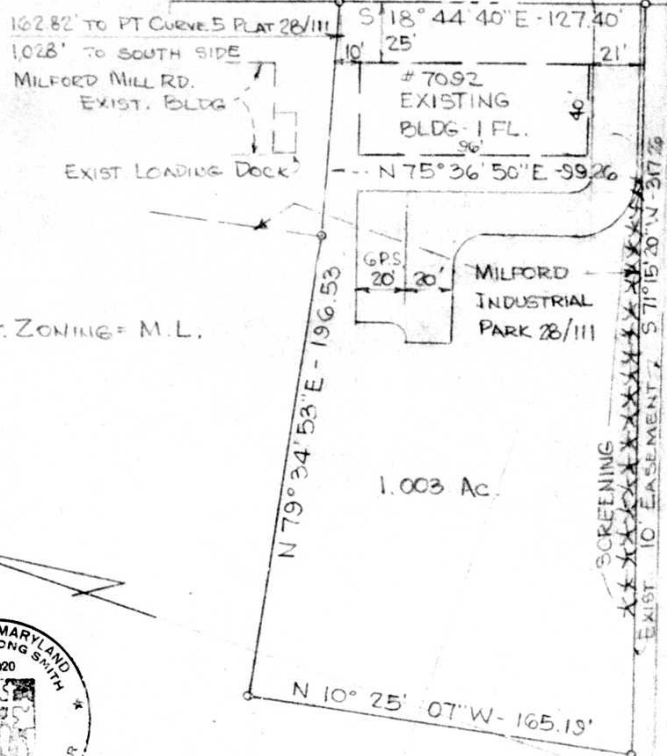
STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

MICROFILMED

# MILFORD INDUSTRIAL ROAD

|                     |                   |
|---------------------|-------------------|
| EXIST. CURB 7       |                   |
| EXIST. 42' PAVEMENT | EXIST. 8" WATER 7 |
| EXIST. 60' R/W      | EXIST. 8" SEWER 7 |
|                     | EXIST. CURB 7     |



EXIST. ZONING = M.L.

EXISTING ZONING = R-A  
MILLBROOK APTS  
PLAT 32/51

EXISTING ZONING = M.L.  
PROPOSED ZONING = M.L. WITH VARIANCES  
TO PERMIT SIDE YARD OF 10' ON NORTH  
SIDE INSTEAD OF 30' REQUIRED BY  
SECTIONS 255.1 AND 238.2;  
21' ON SOUTH SIDE INSTEAD OF 50' & 30'  
RESPECTIVELY REQUIRED BY SECTIONS  
255.2, 243.2 AND 238.2; AND 25' ON  
THE FRONT INSTEAD OF 75' REQUIRED  
BY SECTIONS 255.2 AND 243.1.  
PROPOSED USE = OFFICES (1200 S.F.) & WAREHOUSE  
PARKING - REQUIRED 1200 ÷ 300 = 4 + 2 (6 EMPLOY-  
EES) = 6; PROVIDED = 6  
SCREENING SHALL CONSIST OF 4' HIGH  
COMPACT EVERGREENS

PLAT TO ACCOMPANY REQUEST FOR VARIANCE  
#7092 MILFORD INDUSTRIAL ROAD  
MILFORD INDUSTRIAL PARK  
3RD ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND.  
Nov. 5, 1970

OWNER:  
WILLIAM F. CHEW  
P.O. Box 5839  
PIKESVILLE MD, 21208

SCALE 1" = 50'

CHEW  
#69  
REVISED PLANS

DEC 2 10 AM



J. STRONG SMITH & ASSOC.  
MUSIC FAIR ROAD  
OWINGS MILLS, MD 21117  
PN 481 12.22.70

