

Charterwood Road

Parking Data
 Warehouse (Storage No. Employees)
 Machine Shop (4 Employees) parking space 3 Employees = 2 required
 Office 28 sq. ft. (1 space for each 300 sq. ft. = 1 required)
 Total required parking = 3
 Total parking provided = 3

Existing Zoning M.L.
 Proposed Zoning Variance
 1 Front Yard Setback of 0' instead of 50'
 2 Side Yard Setback of 5' instead of 30'
 3 Rear Yard Setback of 5' instead of 30'
 4 Floor Area Ratio of .7 instead of 2
 5 Parking - 2 spaces instead of 3

Stearnsbury

Road

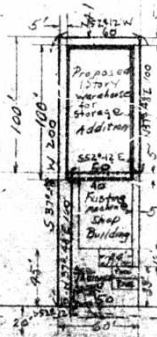
Owens Co. M.L.

Herman Legare
 Balco Yacht Co.
 M.L.

Available
 Trucking
 Co.
 M.L.

Available
 Trucking
 Co.

Wills Road



Charles J. Owens
 Co. M.L.

Flood

Trucking Co. Body & Fender Shop
 M.L.

Retteman Lane

Charles J. Owens
 Co. M.L.

Owens
 Co.
 M.L.

Henry Harvey
 Co.
 M.L.

Road

Owens Company
 M.L.

Wire
 Works
 M.L.

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: M. J. Lundy
 DATE: 11/14/72

Property Located
 IN
 12th District, Balto., Co. Md.
 A.P. = 0.16 Acre ±

5' WATER MAIN IN FLOOD ZONE
 NO SANITARY SEWER



Scale: 1" = 50' - October 12, 1971
 Dollenberg Brothers
 Surveyors & Civil Engineers
 709 Washington Ave. Towson, Md.



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Woodward

I, or we, George C. S. Woodward, 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 (3)(3) to permit a side yard and rear yard of five feet (5) instead of the required thirty feet (30) and 409.2b(5) & (7) to permit two(2) parking spaces instead of the required three (3).

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

We are a small corporation employing six (6) people. We manufacture Orthopedic Products. (crutches, canes, walkers, splints, typheoanoses for the visually handicapped and outrigger crutches for amputee Skiers.) Our products are light in weight but bulky when packed for shipment. We have outgrown our present storage space and the proposed building is needed to overcome this condition. We could receive a better price break if we had storage space for purchasing of raw materials.

See attached description

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.

BY: George C. S. Woodward
Contract purchaser
Address: 2502 Ventworth Road
Baltimore County, Md. 21234

BY: Hilda Woodward
Legal Owner
Address: 2502 Ventworth Road
Baltimore County, Md. 21234

BY: Eric D. Woodward
Petitioner's Attorney
Address: 2502 Ventworth Road
Baltimore County, Md. 21234

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of October, 1971, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of November, 1971, at 2:00 o'clock.

Eric D. Woodward
Zoning Commissioner of Baltimore County.

Mr. George C. S. Woodward
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Item 67
November 11, 1971

FIRE DEPARTMENT:

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1957 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

HEALTH DEPARTMENT:

Metropolitan water and private sewage are available to the site. No failure is present; therefore, no health hazards are anticipated.

INDUSTRIAL DEVELOPMENT:

The Industrial Development Commission has reviewed the subject site and offers the following comments:

The existing industry on this site is being handicapped by lack of storage space. If granted the requested variance, they will be able to expand and remain at their present location.

The Industrial Development Commission feels that to deny this request would place a severe hardship in this company; therefore, we recommend that the request for variances be given favorable consideration.

ZONING ADMINISTRATION DIVISION:

The subject petition is accepted for filing. However, we are requesting that revised plans be submitted to this office prior to the hearing indicating all existing structures on adjacent properties and their relationship to the subject petition.

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 furnished to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLIVER L. MYERS, Chairman

DOLLENBERG BROTHERS
Regional Professional Engineers & Land Surveyors
700 WASHINGTON AVENUE AT YORK ROAD
TOWSON 4, MD.

October 12, 1971

Zoning Description

All that piece or parcel of land situate, lying and being in the Twelfth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the southwest side of Flood Road at the distance of 307 feet measured southeasterly along the southwest side of said road from the southeast side of Nettman Lane and running thence and blining on the southwest side of Flood Road, South 52 degrees 12 minutes East 10 feet, thence leaving said road and running the five following courses and distances viz: South 37 degrees 48 minutes East 200 feet, North 52 degrees 12 minutes East 60 feet, North 37 degrees 48 minutes East 100 feet, South 52 degrees 12 minutes East 50 feet and North 37 degrees 48 minutes East 100 feet to the place of beginning.

Containing 0.16 of an Acre of land more or less.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 11, 1971

CHURCH OF THE
S. C. Woodward
Towson, Maryland 21234

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE BOARD OF COMMISSIONERS

BUREAU OF
PUBLIC UTILITIES

HEALTH DEPARTMENT

PROJECT PLANNING

BOARD OF EDUCATION

ZONING ADMINISTRATION

OFFICIAL
EXPLANATION

Mr. George C. S. Woodward
2502 Ventworth Road
Baltimore, Maryland 21234

RE: Type of Hearing: Variance
Location: 5 1/2 Flood Road, 307' E. of
Nettman Lane
Petitioners: George C. S. Woodward
Committee Meeting of Oct. 19, 1971
Present: Zoning P.L.
Proposed Zoning: Variances from 255.1
(230.2) side and rear
yards; 409.2b (5) and (7) -
parking

12th District
Item 67

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 located on the south side of Flood Road just east of Nettman Lane. This property is currently improved with a one and a half story brick building that is used as a machine shop. To the west of the subject site there are large steel frame buildings that are used in connection with the old College Yacht Club building complex. There is no curb and gutter existing at this location.

BUREAU OF ENGINEERING:

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

Highways:

Flood Road, an existing road, is proposed to be ultimately improved as a 40 foot closed type roadway cross section on a 2% east right-of-way. Highway improvements are not required at this time. However, highway right-of-way and widening and any necessary reversible slope easement will be required in connection with any grading or building permit application.

Mr. George C. S. Woodward
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Item 67
November 11, 1971

The plan should be revised to incorporate the proposed highway right-of-way requirements.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, 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 stripping of top soil.

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:

Public water supply is available and serving this property.

Sanitary Sewers:

Public sanitary sewerage is not available to serve this property which is employing private on site sewerage.

DEPT. OF TRAFFIC ENGINEERING:

Normally, problems can be expected from parking violations, but no problems were noted during field inspection.

BOARD OF EDUCATION:

No bearing on student population.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 210
Oct. 14, 1971 ACCOUNT 01-662
AMOUNT \$25.00
DISTRIBUTION
WHITE - CASHIER (cash) Geo. C. S. Woodward
2502 Ventworth Rd.
Baltimore, Md. 21234
Petition for Variance
JAN 14 1972
YELLOW - CUSTOMER
25.00 MD

Mr. George C. S. Woodward
2502 Ventworth Road
Baltimore, Maryland 21234
Item 67
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 12th day of October 1971
Eric D. Woodward
Zoning Commissioner
Petitioner: George C. S. Woodward
Petitioner's Attorney: Eric D. Woodward
Reviewed by: Oliver L. Myers
Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 1411
Nov. 24, 1971 ACCOUNT 01-662
AMOUNT \$53.00
DISTRIBUTION
WHITE - CASHIER (cash) Advertising and posting of property for Geo. C.S. Woodward - 772-134-A
JAN 9 1972
YELLOW - CUSTOMER
53.00 MD

1 Sign
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 12
Date of Posting 11-11-71
Posted for Hendryg Wendy May 24 1971 C. S. Woodward
Petitioner Geo. C. S. Woodward
Location of property 5 1/2 Flood Rd. 307' E. of Nettman Lane
Location of Sign 1 Sign Post on West of Quality Machine Shop
Remarks None
Signed by Eric D. Woodward Date of return 11-11-71

Zoning Commissioner of Baltimore County

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

B

Cost of Advertisement, \$_____

Map # _____ No _____

Chesterwood Road

Parking Data
 Warehouse (Storage No Employees)
 Machine Shop 4 Employees 1 parking space = 3 Employees = 2 required
 Office 288 sq. ft. (1 space for each 300 sq. ft. = 1 required)
 Total required parking = 3
 Total parking provided = 2

Existing Zoning M.L.
 Proposed Zoning Variance:
 1. Front Yard setback of 0' instead of 30'
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 4. Floor Area Ratio of .17 instead of .2
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Stansbury

Road

Owens Co. M.L.

Herman Legare
 Bolco Yacht Co.
 M.L.

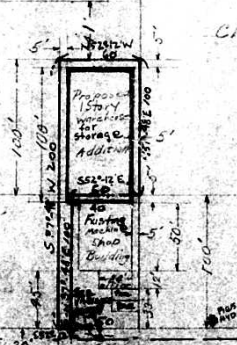
Available
 Trucking Co.
 M.L.

Available
 Trucking Co.

Wills Road

Herman Legare

Charles J. Owens
 Co. M.L.



Retman Lane

Charles J. Owens
 Co. M.L.

Owens
 Co.
 M.L.

Henry Harvey
 Co.
 M.L.

Wre
 work
 M.L.

Court
 Grave

Property Located

12th District Police Co. Md.
 Area - 0.16 acres ±

8" WATER MAIN IN FLOOD ROAD
 NO SANITARY SEWER



Scale: 1" = 50' October 12, 1971
 Dollenberg Brothers
 Surveyors & Civil Engineers
 709 Washington Ave. Towson, Md.



Chesterwood Road

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Owens Co. M.L.

Herman Legare
Balco Yacht Co
M.L

Available
Trucking Co
ML

Charles J. Owens
Co. 'M L

Charles J. Owens
Co. M.L.

O.D. 22/11/20
 L
 M.L

How many
1911

Trucking Co. Body + Fender Shop
191 ML

Owens Company
M.C.

Property Ls
14
12th D. East B
Area = 0.16

8" WATER MAIN IN
NO SANITARY

Scale: 1" = 50'
Dollenberg
Surveyors &
701 Washington

MICROFILMED