

72-147-A #43 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Chesapeake Park, Inc., 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 Sections 258.1 - 255.1 - 238.1 to permit a front yard of thirty (30) feet instead of the required fifty (50) feet.

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

The shape of the lot relative to the State Roads Commission right-of-way does not lend itself to the economic placement of the proposed building. The future expansion of the proposed building, as shown on the site plan, would be further restricted.

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.

Contract purchaser _____
Address _____
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

of 11th November 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 104, County Office Building in Towson, Baltimore County, on the 13th day of December, 1971, at 10:00 o'clock.

James Stewart
Zoning Commissioner of Baltimore County.

(over)

MARYLAND SURVEYING AND ENGINEERING CO., INC.

Subsidiary of LYON ASSOCIATES, INC.
6707 WHITESIDE ROAD • BALTIMORE, MARYLAND 21207 • TELEPHONE: 301-944-2291
ENGINEERING • SURVEYING • PLANNING

ZONING DESCRIPTION

NORTH SIDE OF ACCESS ROAD - WESTLY FRAZILSON POINT ROAD
CHESAPEAKE PARK - MIDDLE RIVER

Beginning for the same at a point on a line established 30 feet Northwesterly from and parallel to the Northwesterly edge of the present paving of an access road from Wilson Point Road said point being situated 2400 feet more or less Southeastwesterly from Eastern Avenue and 343 feet more or less Northwesterly from the center of Wilson Point Road, thence leaving the said Point of Beginning and binding on the Aforesaid line now established 30 feet Northwesterly from the paving edge of the Aforesaid access road, as now surveyed; bearings referred to the state of Maryland grid system, S 68°37'11"W, 444.00 feet; thence leaving the aforementioned "Line-Now-Established" and running for two new lines-of-Division (1) S 21°22'49"W, 400.00 feet, (2) S 68°37'11"W, 331.12 feet to intersect the Southeastwesterly Right-of-Way Line of Wilson Point Road; thence binding on said Southeastwesterly Right-of-Way Line by a curve to the left Southeastwesterly, 115.94 feet, said curve having a radius of 818.94 feet and a chord bearing and distance of S 84°15'11"W, 115.85 feet; thence leaving the said Southeastwesterly Right-of-Way Line and running for another New-Line-of-Division S 21°22'49"E, 301.71 feet to the place of beginning.

Containing 4.003 Acres.



Signel This _____ day _____ 19____

SCALE _____ ft. - 1 inch

File No. _____

CHESAPEAKE PARK, INC.



November 17, 1971

Mr. James E. Dyer
Deputy Zoning Commissioner
Office of Planning & Zoning
111 Chesapeake Avenue
Towson, Maryland 21204

Re: Proposed New Building
Adjacent to Wilson Point Road
South of Eastern Boulevard

Dear Sir:

It is understood that if our Petition for Zoning Variance should be denied, we would make the necessary alterations to the building to conform to the required setback.

Very truly yours,

James Stewart
James Stewart
Director - Operations

A SUBSIDIARY OF
LYON ASSOCIATES, INC.
P.O. Box 5061 Baltimore, Md. 21220 DDJ 686-4532

BALTIMORE COUNTY, MARYLAND No. 1405

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 22, 1971 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION
CHESAPEAKE PARK, INC. PARK - AGENCY YELLOW - CUSTOMER

P.O. Box 5061
Baltimore, Md. 21220

Advertising and posting of property -- #72-147-A

25.00 REC

BALTIMORE COUNTY, MARYLAND No. 1446

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Dec. 13, 1971 ACCOUNT 01-662

AMOUNT \$56.25

WHITE - CASHIER DISTRIBUTION
CHESAPEAKE PARK, INC. PARK - AGENCY YELLOW - CUSTOMER

P.O. Box 5061
Baltimore, Md. 21220

Advertising and posting of property -- #72-147-A

56.25 REC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner
ATTN: Oliver L. Myers
FROM: William H. Dwyer, P.E.

Date: December 16, 1971

SUBJECT: Item #93 (1971-1972)
Property Owner: Chesapeake Park, Inc.
W/S Wilson Point Road, 3500' S/W of Eastern Avenue
Present Zoning: M-1
Proposed Zoning: Variances from 258.1, 255.1, 238.1 - front yard setback
District: 15th
No. Acres: 4.003

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.

General:

A subdivision or record plat may be required in connection with the subdivision and development of this site and the overall Glen L. Martin Company property of which this site is a part (recorded J.W.B. 14 folio 32).

Highways:

Wilson Point Road (Md. 587) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

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 gradin. permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage 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:

Wilson Point Road (Md. 587) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

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.

Item #93 (1971-1972)
Property Owner: Chesapeake Park, Inc.
Page 2
December 16, 1971

Water:

Public water supply is available to serve this site. Additional fire hydrant installations appear to be required.

Sanitary Sewer:

Information available in this office does not indicate the availability of public sanitary sewerage to serve this property.

William H. Dwyer
William H. DWYER, P.E.
Chief, Bureau of Engineering

END:EAH:PMH:as

I-WE Key Sheet
12 x 12 DE 36 Position Sheet
NE 3 & 4 I Topo
90 & 91 Tax Maps

TO: S. Eric DiMenna, Zoning Commissioner
Attention: Mr. Myers
DATE: November 24, 1971
FROM: Hoyt V. Bonner
SUBJECT: Property Owner: Chesapeake Park Inc.

Location: W/S Wilson Point Road - 3500' S/W of Eastern Avenue
ITEM # 93 Zoning Agenda: November 23, 1971

1. Fire hydrants for the proposed site (are required and) shall be in accordance with Baltimore County Standards.
The hydrants shall be located at intervals of _____ feet along an approved road.
2. A second means of access is required for the site.
3. The dead-end condition shown at _____ exceeds the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, the Fire Prevention Code prior to occupancy or commencement of operations.
5. The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.
6. The Fire Department has no comment on the proposed site.
7. Site plans approved as shown.

H. Kelly
Planning Division
Fire Prevention Bureau

Notes: Above comments indicated with a check apply.

mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
FROM: Hoyt V. Bonner
SUBJECT: Item #93 - Zoning Advisory Committee Meeting, November 23, 1971

Date: November 24, 1971

93. Property Owner: Chesapeake Park, Inc.
Location: W/S Wilson Point Road, 3500' S/W of Eastern Avenue
Present Zoning: M-1
Proposed Zoning: Variances from 258.1, 255.1, 238.1 - front yard setback
District: 15th
No. Acres: 4.003

Since Metropolitan water and sewer are available to the site, no health hazards are anticipated.

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.

Hoyt V. Bonner
Sanitarian II
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

HVB:mm

Pursuant to the advertisement, posting of property, and public hearing on the above petition that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested will not adversely affect the health safety and general welfare of the community

a Variance to permit a front yard of thirty (30') feet instead of the should be granted required fifty (50') feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of December, 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 front yard of thirty (30') feet instead of the required fifty (50') feet, subject to the approval of the site plan by the State Highway Administration, Bureau of Public Service, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED

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

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Commissioner
Office of Planning and Zoning
FROM: H. B. Staab, Industrial Development Commissioner

SUBJECT: ZAC Agenda - November 30, 1971
Item 93 - Chesapeake Park, Inc.
W/S Wilson Point Road, 3500' S/W Eastern Avenue
15th Election District
Present Zoning: M.L.
Proposed Zoning: Variances - front yard setback
Acreage: 4.003

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

Because of the site's limitations, offsite facilities and the size of the proposed building, the variances requested become necessary to permit the construction of this manufacturing plant.

The Industrial Development Commission recommends that the request for the variances be given favorable consideration to allow this structure to be built, thereby improving the general welfare of the County.

H. B. STAAB
Director



STATE HIGHWAY ADMINISTRATION

300 WEST PRATTON STREET
BALTIMORE, MD. 21201

November 25, 1971

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Dear Mr. DiNenna:

At present there are two entrances from Wilson Point Road to the subject site. The proposed development will render the northerly entrance unusable, therefore, this entrance must be closed with concrete curb and gutter. The paving within the State Right of Way must be replaced with soil and grass. The construction must be done under permit from the State Highway Administration.

It is our opinion that the plan be revised prior to a hearing date being assigned.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

J. E. Meyers
Asst. Development Engineer

CLJ:EMB

ITEM 93
Re: ZAC Meeting 11/30/71
Property Owner: Chesapeake Park, Inc.
Location: W/S Wilson Point Road
3500' S/W Eastern Ave. (Route 587)
District: 15th
Present Zoning: M.L.
Proposed Zoning: Variances from ZSR-1,
255.1, 238.1 - front yard
No. Acres: 4.003

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Attn: Oliver L. Myers

Date: December 7, 1971

FROM: Michael S. Flanigan

SUBJECT: Item 93 - ZAC - November 30, 1971
Property Owner: Chesapeake Park, Inc.
Wilson Point Road SW of Eastern Avenue
Variances from ZSR-1, 255.1, 238.1 - front yard setback.

Since the break in the median on Wilson Point Road is no longer needed, it should be closed.

Michael S. Flanigan
Traffic Engineer Associate

MSF:nr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: November 26, 1971

FROM: Plans Review

SUBJECT: #93 Chesapeake Park, Inc.
W. S. Wilson Point Road
500' S.W. of Eastern Avenue
District: 15

No comment from the office of the Building Engineer, at this time.

BALTIMORE COUNTY, MARYLAND

ZONING ADVISORY COMMITTEE MEETING

OF Nov. 30, 1971

Petitioner: CHESAPEAKE PARK, INC.

Location:

District:

Present Zoning:

Proposed Zoning:

No. of Acres:

Comments: NO BEARING

PETITION FOR A VARIANCE
ZONING DISTRICT: 15
LOCATION: 3500' S/W Eastern Avenue
W/S Wilson Point Road, 3500' S/W Eastern Avenue
15th Election District
DATE & TIME: MONDAY, NOVEMBER 29, 1971, at 10:00 A.M.
TOWSON, MARYLAND
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for a Variance from the Zoning Regulations of Baltimore County, to permit a front yard of thirty (30') feet instead of the required fifty (50') feet, subject to the approval of the site plan by the State Highway Administration, Bureau of Public Service, and the Office of Planning and Zoning.

THE ESSEX TIMES
809 EASTERN BLVD.
BALTIMORE, MD. 21221
November 29 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 29 day of November, 1971, that is to say, the same was inserted in the issue of November 25, 1971.

STROMBERG PUBLICATIONS, Inc.

By: *David Morgan*

PETITION FOR A VARIANCE
ZONING DISTRICT: 15
LOCATION: 3500' S/W Eastern Avenue
W/S Wilson Point Road, 3500' S/W Eastern Avenue
15th Election District
DATE & TIME: MONDAY, NOVEMBER 29, 1971, at 10:00 A.M.
TOWSON, MARYLAND
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for a Variance from the Zoning Regulations of Baltimore County, to permit a front yard of thirty (30') feet instead of the required fifty (50') feet, subject to the approval of the site plan by the State Highway Administration, Bureau of Public Service, and the Office of Planning and Zoning.

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 25, 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 a week before the 29 day of November, 1971, that is to say, the same was inserted in the issue of November 25, 1971.

THE JEFFERSONIAN
By: *David Morgan*
Manager

Cost of Advertisement, \$.....

15th

CERTIFICATE OF POSTING

#72-147-24

District: 15th Date of Posting: Nov. 24-71
Posted for: Hearing Monday, Nov. 13, 1971, 8:00 a.m.
Petitioner: Chesapeake Park, Inc.
Location of property: 3500' S/W Eastern Ave. 15th Election District
Location of signs: 1 sign posted approx. 2400' S/W Eastern Ave. on Wilson Rd. at entry to site
Remarks: *Paul K. Koss*
Posted by: *Paul K. Koss* Date of return: Nov. 2, 1971

