

73-135-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Guenschel, Hugel and Schmitz, 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 (238.2) to permit a rear yard of 18' instead of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
The access from Emala Avenue to the rear of Guenschel's property and Suburban Tool is through the existing 21 ft driveway between existing buildings and is used by both. In order not to create a hardship for either property user and for the purpose of the best possible property development for this location, the following is proposed:
a) Guenschel's proposed rear addition has a side set back of 36 ft from the existing building line, or 37 ft from the property line.
This creates an essential open space between Suburban Tool's warehouse and the rear part of Guenschel's planned addition. This space is needed for trailer unloading as well as turn around for trucks. The space also will allow continued use of Suburban Tool's existing loading dock which would not be possible if the new rear building would follow Guenschel's existing side set back line.
b) In order to gain the essential side clear zone for both properties, we propose the rear set back of 18 ft at only points on the proposed building, while this will partly compensate for the loss of floor space, there is still a net loss of 1007 sqft.
c) The site is to be used as a "warehouse" 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.
see attached description

Contract purchaser _____ Legal Owner _____
Address 10 Emala Ave. _____
Baltimore, Md. 21220 _____
Petitioner's Attorney _____ Proponent's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of 1972, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1972, at 10:30 o'clock.
S. Eric DiNenna
Zoning Commissioner of Baltimore County

PROPERTY DESCRIPTION

The property is located in the 15th Election District of Baltimore County, beginning on the Southwest side of Emala Avenue, approximately 200 ft. southeast of Eastern Avenue, thence the four following courses and distances:
1. S 12° 17' E 188.00 ft. 2. S 77° 21' W 320.44 ft.
3. N 11° 11' E 205.30 ft. 4. N. 77° 23' E 237.10 ft.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: November 27, 1972

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition #73-135-A, S/W/S Emala Avenue, S/E of Eastern Ave.
Petition for variance for a rear yard.
Petitioner: Guenschel, Hugel and Schmitz

15th District

HEARING: Wednesday, December 6, 1972 (10:30 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

NEG:rw



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 14, 1972

Mr. Helmut Guenschel
10 Emala Avenue
Baltimore, Maryland 21220

RE: Variance Petition
Item 65
Guenschel, Hugel and Schmitz - Petitioners

Dear Mr. Guenschel:

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 west side of Emala Avenue, 200 feet south of Eastern Avenue, in the 15th District of Baltimore County. This ML-1M property is currently improved with Helmut Guenschel, Inc., which is a cabinet making shop that has been located in this area for several years. It is directly adjacent to the Suburban Tool Company which is immediately to the south. There are residential homes on the east side of Emala Avenue at this location. Curb and gutter do not exist along Emala Avenue at this location.

This petition is accepted for filing, however, revised site plans should be submitted to this office prior to the hearing that indicate more clearly the outline of the existing structure, as well as the proposed additions that are to be built should this variance be granted. Also, we concur with those comments of the Bureau of Engineering and the Department of Traffic Engineering with regard to Emala Avenue and the automobile circulation around the building.

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 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

John J. Dillow, Jr.
Chairman, Zoning Advisory Committee

Enclosure

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

November 8, 1972

Bureau of Engineering
ELLICOTT CITY, MARYLAND

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

Re: Item #66 (1972-1973)
Property Owner: Guenschel, Hugel and Schmitz
S/W/S Emala Avenue, S/E of Eastern Avenue
Present Zoning: ML-1M & ML-1M - I.M.
Proposed Zoning: Variance from Section 255.1 (238.2) to permit a rear yard of 18' instead of required 30'
District: 15th No. Acres: 1.2 acres

Dear Mr. DiNenna:

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:

Emala Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 40-foot, minimum width, right-of-way. Highway improvements, including highway right-of-way and widening and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

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.

Item #66 (1972-1973)
Property Owner: Guenschel, Hugel and Schmitz
Page 2
November 8, 1972

Water and Sanitary Sewers:

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

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAH:PM:iss

I-NE Key Sheet
11 NE 31 Position Sheet
NE 4 J Top
91 Tax Map

Mr. Helmut Guenschel
10 Emala Avenue
Baltimore, Md. 21220
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 _____ day of _____, 1972.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Guenschel, Hugel and Schmitz

Petitioner's Attorney _____

Reviewed by _____
Chairman, Zoning Committee

FEB. 14, 1973

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 Petitioner.

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

a Variance to permit a rear yard of 18 feet instead of the required 30 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of November, 1972, 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 rear yard of 18 feet instead of the required 30 feet, subject to the approval of a site plan by the State Highway Administration, the Bureau of Public Services 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 following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of November, 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. WIL T. MELSER
DIRECTOR DEPUTY TRAFFIC ENGINEER

November 9, 1972

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

Re: Item 66 - ZAC - October 10, 1972
Property Owner: Guenschel, Hugel & Schmitz
Enala Avenue SE of Eastern Avenue
Variance from Section 255.1 (238.2) to permit
a rear yard of 18' instead of required 30'
District 15

Dear Mr. DiNenna:

Although the petitioner meets the parking requirement by providing six parking spaces, it was noted on the day this site was field inspected, that eleven vehicles were parked on this site. More parking spaces should be provided for this site and the northernmost driveway to this site should be designated as one way.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

HS:inc



Maryland Department of Transportation
State Highway Administration

October 19, 1972

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

ITEM: 66
Re: Z.A.C. Meeting, 10/10/72
Owner: Guenschel, Hugel and Schmitz
Location: S/W S Enala Ave., S/E of Eastern Ave. (Route 150)
Present Zoning: M.L.-I.M. and M.H. - I.M.
Proposed Zoning: Variance from Section 255.1 (238.2) to permit a rear yard of 18' instead of required 30 ft.
District: 15
No. Acres: 1.2

Dear Mr. DiNenna:

Enala Avenue at Eastern Avenue is only 20' in width with short radius returns. It is our opinion that the street should be widened to a minimum of 24 ft. with longer radius returns, if the subject site is developed as planned.

The 1971 average daily traffic count on this section of Eastern Avenue is 15,300 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Myers
Asst. Development Engineer

CLJ:nsk



P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department



Towson, Maryland 21204
828-7316

J. Austin Dietz
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Acting
Zoning Advisory Committee

Re: Property Owner: Guenschel, Hugel, and Schmitz
Location: S/W S Enala Avenue, S/E of Eastern Avenue

Item No. 66 Zoning Agenda Tuesday, October 10, 1972

Gentlemen:

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

1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead-end condition shown at Enala Avenue EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
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 "The Life Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: John E. Myers Noted and Approved: Deputy Chief
Special Inspection Division Fire Prevention Bureau

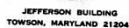
mls
4/25/72

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5825
DATE: Dec. 1, 1972 ACCOUNT: 01-662
AMOUNT: \$30.75
DISTRIBUTION: WHITE - CASHIER, PINK - AGENT, YELLOW - CUSTOMER
Guenschel, Hugel and Schmitz
10 Enala Ave.
Baltimore, Md. 21220
Advertising and posting of property #73-135-A 39.75 inc

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 27, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 66, Zoning Advisory Committee Meeting, October 17, 1972, are as follows:

Property Owner: Guenschel, Hugel and Schmitz
Location: S/W S Enala Avenue, S/E of Eastern Avenue
Present Zoning: M.L.-I.M. and M.H.-I.M.
Proposed Zoning: Variance from Section 255.1 (238.2) to permit a rear yard of 18' instead of required 30'.
District: 15
No. Acres: 1.2

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:mcg

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15-4 Date of Posting: 11/16/72
Posted for: House, 10 Enala Ave. - 1972 Z.A.C. 10.10.72
Petitioner: Guenschel, Hugel & Schmitz
Location of property: S/W S Enala Ave. S/E of Eastern Ave.
Location of Sign: 1 Sign, Behind at No. 10 Enala Ave.
Remarks: _____
Posted by: Michael X. New Date of return: 11-22-72

Mr. Helmut Guenschel
10 Enala Avenue
Baltimore, Md. 21220

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 29th day of October 1972.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Guenschel, Hugel and Schmitz

Petitioner's Attorney

Reviewed by: John E. Myers
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 16, 1972

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 6th day of December, 1972., the first publication appearing on the 15th day of November.

THE JEFFERSONIAN

Cost of Advertisement, \$ _____

PETITION FOR A VARIANCE

15th DISTRICT

THE ZONING COMMISSIONER OF BALTIMORE COUNTY, by authority of the Board of Commissioners, do hereby certify that the following is a true and correct copy of the petition for a variance from the zoning regulations of Baltimore County, Maryland, as filed in the Office of Planning and Zoning, Baltimore County, Maryland, on the 15th day of November, 1972.

DATE: 11/16/72

TIME: 11:15 A.M.

PLACE: 111 W. Chesapeake Avenue, Towson, Md. 21204

FILED: 11/16/72

BY: S. Eric DiNenna, Zoning Commissioner

11/16/72

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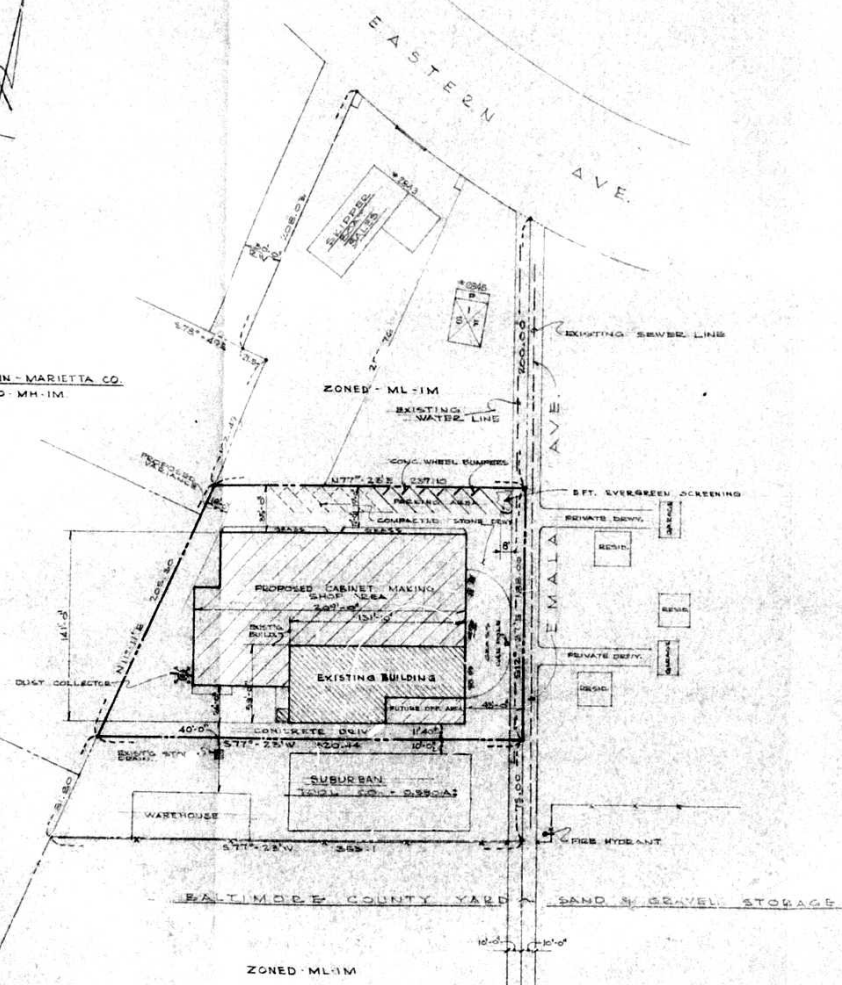
11/16/72

11/16/72



MARTIN-MARIETTA CO.
ZONED MH-1M

ZONED ML-1M



ZONED ML-1M

SITE PLAN
SCALE 1" = 50'

NOTES:

1. AREA ZONING ML-1M & MH-1M
2. ELECTION DISTRICT 15TH BALTO. CO. MD.
3. AREA OF PARCEL 1.2 ACES ±
4. ENTIRE PARCEL IS APPROXIMATELY LEVEL WITH EMALA AVE.
5. PARKING REQUIREMENTS:
MANUFACTURING 1 SPACE PER 5 EMPLOYEES
NO. OF EMPLOYEES 112
PARKING SPACES REQ'D = 12/5 = 4 SPACES
PARKING SPACES FURNISHED = 6 SPACES
SIZE OF PARKING SPACES = 10' x 20'
6. THE ENTIRE BUILDING WILL BE SPRINKLER PROTECTED.
7. SIX (6) ADDITIONAL PARKING SPACES IF REQUIRED



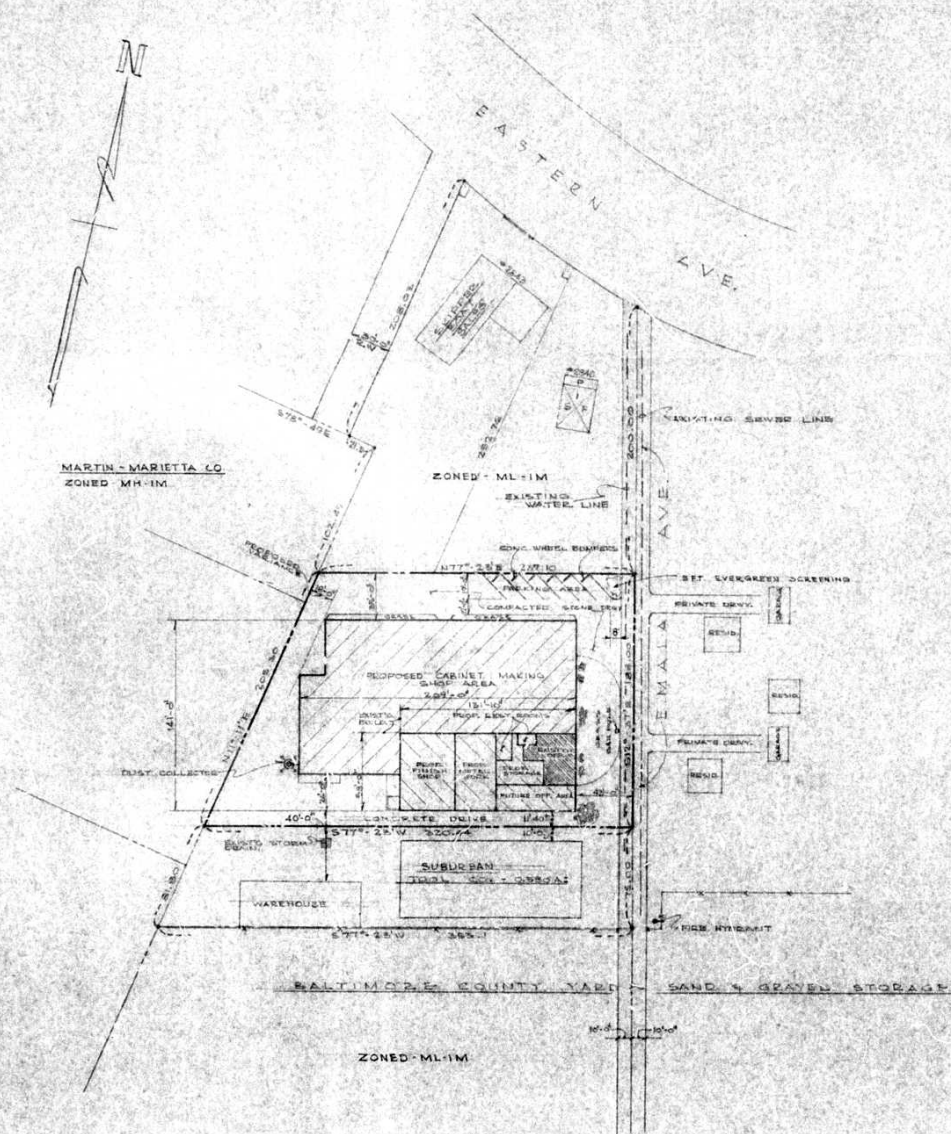
REVISED PLANS

	ZONING VARIANCE PETITION PLAN	
	HELMUT GUENSCHER, INC. 10 E. LA AVE., MIDDLE RIVER, MARYLAND ELECTION DISTRICT 15, BALTO. COUNTY	
	ELLICOTT CITY ENGINEERING CO. - Consulting Engineers 8100 MAIN STREET - ELLICOTT CITY - MARYLAND 21043-465-2990	
	Date: SEPT 25, 1972 Proj. No.:	Rev.: 11-21-72 Drawing No.: 1 of 2



MARTIN-MARIETTA CO.
ZONED MH-1M

ZONED ML-1M



SITE PLAN
SCALE 1"=50'

NOTES:

1. AREA ZONING: ML-1M & MH-1M
2. ELECTION: DISTRICT 15TH BALTO. CO. MD.
3. AREA OF PARCEL 1.2 ACRES
4. ENTIRE PARCEL IS APPROXIMATELY LEVEL WITH EMALA AVE.
5. PARKING REQUIREMENTS:
MANUFACTURING: 1 SPACE PER 2 EMPLOYEES
NO. OF EMPLOYEES: 12
PARKING SPACES REQ'D: 6 1/2 x 14 SPACES
PARKING SPACES FURNISHED: 6 SPACES
SIZE OF PARKING SPACES: 10' x 20'
6. THE ENTIRE BUILDING WILL BE SPRINKLER PROTECTED.

DATE	10/24/72
DESIGN	✓
CHECK	✓
BY	11/2
BY	



ZONING VARIANCE PETITION PLAN

HELMUT GUENSCHER, INC.
10 EMALA AVE., MIDDLE RIVER, MARYLAND
ELECTION DISTRICT 15, BALTO. COUNTY

ELLICOTT CITY ENGINEERING CO. - Consulting Engineers
8109 MAIN STREET - ELLICOTT CITY - MARYLAND 21043-465-2990

ENGINEER

Date: SEPT 25, 1972
Proj. No.:

Drawing No.
1-2