

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Wayne L. Nield, 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 238.2 request a side yard of 2' instead of the required 30', and a rear yard of 0' instead of 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 original building was so situated that variances are required to build additions, and also to be able to use land profitably. This will be brought out at the hearing.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. 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 Wayne L. Nield Legal Owner
Address 6302 Falls Road (21209)
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The zoning Commissioner of Baltimore County, this 24th day

of January, 1973, 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 21st day of February, 1973, at 1:30 o'clock

William D. Fromm
Zoning Commissioner of Baltimore County.
(over)

ORDER RECEIVED FOR FILING
DATE March 9, 1973
BY John P. Dwyer

#73-188-A
#106

RE: PETITION FOR VARIANCE
SW corner of Falls and Shoemaker
Roads - 3rd District
Wayne L. Nield - Petitioner
NO. 73-188-A (Item No. 106)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Variance from Section 255.1 and Section 238.2 of the Baltimore County Zoning Regulations, to permit a side yard setback of two feet and a rear yard of zero feet, in lieu of the required 30 feet for both side and rear yard. The property is located on the southwest corner of Falls and Shoemaker Roads and is improved with a parking area and an existing two story stone office building, enlarged by two additions. The first addition consists of a one story block retail selling area of 23.5 feet by 34 feet, and the second addition consists of a 1 1/2 story block warehouse, 70 feet long and 34 feet wide. The proposed third addition is to consist of a warehouse building that will be attached or added to the westernmost end of the aforementioned warehouse, is proposed to be 80 feet wide and 80 feet deep, and will be utilized for the storage of swimming pools and related equipment.

The Petitioner has owned and operated businesses on the subject property for a period of 18 years. Testimony with regard to hardship or practical difficulty was, in effect, as follows.

The subject property is relatively narrow, 112 feet for its depth of 479 feet, and plans for the widening of Shoemaker Road could further reduce the lot to approximately 100 feet.

The Bare Hills Industrial Park, within which the subject property is located, has developed over a period of many years. The development has taken place under various zoning requirements and interpretations, resulting in a variety of different setbacks for the buildings that presently exist in the park. Two large buildings, on adjoining properties to the south and west of

ORDER RECEIVED FOR FILING
DATE March 9, 1973
BY John P. Dwyer

ORDER RECEIVED FOR FILING
DATE March 9, 1973
BY John P. Dwyer

the Petitioner's property, were described and indicated on his site plan as having setbacks of from one to five feet. The Petitioner felt that these setbacks established a certain character of development for the area, and failure to obtain Variances for his parcel would result in extreme hardship with regard to the future development of his property.

Based on the above testimony it is the opinion of the Deputy Zoning Commissioner, that the Petitioner has proven that a hardship does exist, and that the granting of the Variances will not be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of March, 1973, that the herein Petitioned for Variance to permit a rear yard of zero feet and a side yard along the southernmost side property line of two feet instead of the required 30 feet for both side and rear yards should be GRANTED, subject to approval of a site plan by the Department of Public Works, Department of Traffic Engineering, and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

JOSEPH D. THOMPSON, P.E., S.L.S.
CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 300 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • VAILBY 5-8880

DESCRIPTION FOR VARIANCE TO ZONING, 6302 FALLS ROAD, THIRD DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the corner formed by the intersection of the southwest side of Falls Road, 50 feet wide, and the southeast side of Shoemaker Road, 25 feet wide, and running thence and binding on the southwest side of Falls Road, Southwesterly 112 feet, more or less, thence leaving the southwest side of Falls Road and running South 57 Degrees 15 Minutes West 279.62 feet and North 27 Degrees 15 Minutes West 112 feet to the southeast side of Shoemaker Road herein referred to and running thence and binding thereon North 57 Degrees 15 Minutes East 279.5 feet, more or less, to the place of beginning.

CONTAINING 0.71 acres of land, more or less.

12-4-72



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: February 5, 1973.
FROM: William D. Fromm, Director
Office of Planning and Zoning
SUBJECT: Petition #73-188-A. Southwest corner of Falls and Shoemaker Roads.

Petition for Variance for Side and Rear Yards.
Petitioner - Wayne L. Nield

3rd District

HEARING: Wednesday, February 21, 1973 (1:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

Shoemaker Road is not adequate at this time and is not being proposed for improvement by County government.

The staff recommends that the variance not be granted until such time as the needed improvements to Shoemaker Road can be constructed.

William D. Fromm
William D. Fromm
Director

WD:ING:rw

JOSEPH D. THOMPSON, P.E., S.L.S.
CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 300 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • VAILBY 5-8880

January 24, 1973

Mr. John J. Dillon, Jr.
Chairman
Zoning Advisory Committee
County Office Bldg.
Towson, Maryland 21204

Re: Variance Petition
Item 106
Wayne L. Nield - Petitioner

Dear Mr. Dillon:

Submitted herewith are the required number of prints of the revised plat for the above referred to petition.

We have investigated the suggestions made in the various comments and have conferred with Mr. Moore and the zoning staff as well as Mr. and Mrs. Nield. Although the parking arrangement as shown is not to Mr. and Mrs. Nield's best interests (since the front of the lot is used for the display of semi-permanent swimming pools), we could not work out any parking scheme on the side of the building, due to allowing for the future widening and paving of Shoemaker Road.

We request that a hearing date be set for this petition.

Thank you for your cooperation in this matter.

Very truly yours,

JOSEPH D. THOMPSON

Robert E. Spellman

Robert E. Spellman

RESdj

encls.

ROYSTON, MUELLER, THOMAS & MCLEAN

ATTORNEYS AT LAW
101 WEST HANOVERSTOWN, MIDDLE
TOWSON, MARYLAND 21204

March 22, 1973

Mr. James E. Dyer
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Variance
SW corner of Falls and Shoemaker
Roads - 3rd District
Wayne L. Nield - Petitioner
NO. 73-188-A (Item No. 106)

Dear Mr. Dyer:

Your time and effort in considering my letter to you of March 16, 1973 concerning the above captioned matter is greatly appreciated. We will be happy to have the permanent future parking area indicated on our final plans and have said plans approved by the agencies you specified.

Thank you again. I remain

Very truly yours,

Carroll S. Klingelhofer III
Carroll S. Klingelhofer III

CSK,III/LK

March 21, 1973

C. S. Klingelhofer, III, Esquire
Royston, Mueller, Thomas & McLean
Suite 600
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
SW Corner of Falls and Shoemaker
Roads - 3rd District
Wayne L. Nield - Petitioner
NO. 73-188-A (Item No. 106)

Dear Mr. Klingelhofer:

I am in receipt of your letter of March 16, 1973, in which you requested permission to have your client's site plan revised to permit parking within the future widening area for Shoemaker Road.

Since Baltimore County does not have any present plans for the widening of this road, I have no objection to the Petitioner's site plan being revised to indicate parking within this future area. However, the permanent future parking area must also be indicated on the plans, and the plan must be approved by all agencies, as indicated in the above captioned Order.

If you have any further questions concerning this matter, please feel free to contact me.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED:ge

cc: S. Eric DiMenna, Zoning Commissioner



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 17, 1973

COUNTY OFFICE BLDG.
1118 CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

SECRET OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Mr. Wayne L. Nield
6302 Falls Road
Baltimore, Maryland 21209

Re: Variance Petition
Item 106
Wayne L. Nield - Petitioner

Dear Mr. Nield:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations on the appropriateness of the requested zoning.

The subject property is located on the southwest corner of Falls Road and Shoemaker Road, known as 6302 Falls Road, in the 3rd District of Baltimore County. This R-L zoned property is currently improved with three (3) buildings which are connected. To the rear of this site, where the new addition is to be placed, is an existing one (1) story frame building. Shoemaker Road is a private road which services several businesses.

This petition is being withheld for filing until such time as the following comments can be resolved.

1. It is the opinion of the Department of Traffic Engineering and the State Highway Administration that Shoemaker Road be widened and repaved.
2. The Department of Traffic Engineering also feels the site plan can be revised to provide a more desirable layout for parking and the maneuverability of trucks on this site. Section 409.2 of the Baltimore County Zoning Regulations states: "It is the intent of these regulations that adequate off street parking spaces be provided for all buildings, and that the requirements hereinafter set for fire and shall be taken as absolute minimum, to be exceeded whenever feasible."

Mr. Wayne L. Nield
Item 106
Page 2
January 17, 1973

3. The subject variance request should be clarified to indicate specific hardships or practical difficulties as specified in Section 307 of the Baltimore County Zoning Regulations.
4. The Department of Traffic Engineering has submitted to this office several alternatives to the subject site plan which we feel could be used.

Very truly yours,

John J. Dillon, Jr.
JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJDjr:GAE:JD

(Enclosure)

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Branch of Engineering
F. LEWORTH N. DIVER, P.E., CHIEF

January 8, 1973

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

Re: Item #106 (1972-1973)
Property Owner: Wayne L. Nield
6302 Falls Road
Present Zoning: R-L
Proposed Zoning: Variance from Section 238.2 to permit a side yard of 2' instead of required 30' and a rear yard of 0' instead of required 30'.
District: 3rd No. Acres: 0.71 acre

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:

Falls Road (Md. 25) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Shoemaker Road is a private road for use of properties in common. At such time as this road may be improved as a public road, it is proposed to be constructed as a sixteen (16)-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements including highway right-of-way widening, sight distance fillet areas at Falls Road 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 Drainage:

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

Item #106 (1972-1973)
Property Owner: Wayne L. Nield
Page 2
January 8, 1973

Storm Drainage (Cont'd)

Falls Road (Md. 25) 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.

Water and Sanitary Sewers

Public water and sanitary sewerage are available and serving this property. Extensions of these public facilities can be made, if necessary to serve additional requirements, from the existing mains in Falls Road.

It appears that additional fire hydrant protection is required in the vicinity.

Very truly yours,

F. Leworth N. Diver
F. LEWORTH N. DIVER, P.E.,
Chief, Bureau of Engineering

END:EAH:PMH:as

cc: John Trenner
John Loos

C-102 Key Sheet
32 IN 5 & 9 Position Sheets
36 IN 8 & 9 TOPO
69 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
CHIEF DEPUTY CHIEF

January 17, 1973

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

Re: Item 106 - ZAC - December 19, 1972
Property Owner: Wayne L. Nield
6302 Falls Road
Variance from Section 238.2 to permit a side yard of 2' instead of req. 30' and a rear yard of 0' instead of req. 30'.
District 3

Dear Mr. DiNenna:

Shoemaker Road is a private road that serves an industrial area. It does not meet the minimum standards for a driveway serving one industrial site, much less several industrial sites. Shoemaker Road should be improved to Baltimore County's Bureau of Engineering standards, with a 35' reduction at the intersection of Falls Road. This would require a widening along the frontage of this site. The maximum entrance to this site should be no larger than 30 feet and a better parking lot should be designed.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
David H. Fisher
Administrator

December 22, 1972

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

Att: Mr. John J. Dillon

Dear Sir:

The subject site has access from Falls Road by way of Shoemaker Road. Shoemaker Road is only 18' in width. Paving is in poor condition. It is our opinion that the road should be widened and repaved.

The 1971 average daily traffic count on this portion of Falls Road is ... 7,750 vehicles.

Very truly yours,

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

CLJ:JEH:bk

Baltimore County Fire Department



J. Austin Dantz
Chief

Towson, Maryland 21204

833-7916

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

Attention: Mr. John J. Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Wayne L. Nield

Location: 6302 Falls Road

Item No. 106 Zoning Agenda Tuesday, December 19, 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 _____ 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 _____ 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.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *H. J. Kelly* Noted and Approved: _____
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/23/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

December 29, 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 106, Zoning Advisory Committee Meeting
December 26, 1972, are as follows:

Property Owner: Wayne L. Nield
Location: 6302 Falls Road
Present Zoning: M.L.
Proposed Zoning: Variance from Section 238.2 to permit a side yard of 2' instead of required 30' and a rear yard of 0' instead of required 30'.
District: 3
No. Acres: 0.71

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

WMC:mg

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
SECREARY OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MD. 21204
94-3251

January 18, 1973

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

Dear Mr. DiNenna:

Comments on Item #106, Zoning Advisory Committee Meeting, December 19, 1972, are as follows:

Property Owner: Wayne L. Nield
Location: 6302 Falls Road
Present Zoning: M.L.
Proposed Zoning: Variance from Section 238.2 to permit a side yard of 2' instead of required 30' and a rear yard of 0' instead of required 30'.
District: 3
No. Acres: 0.71 acres

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: December 29, 1972

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

Re: Item #106 ZAC meeting of December 19, 1972

Property Owner: Wayne L. Nield
Location: 6302 Falls Rd.
Present Zoning: M.L.
Proposed Zoning: Variance from Section 238.2 to permit side yard of 2' instead of required 30' and a rear yard of 0' instead of required 30'.
District: 3
No. Acres: 0.71 acres

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrowski
Field Representative

WNP:ld

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: December 29, 1972

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

Re: Item #106 ZAC meeting of December 19, 1972

Property Owner: Wayne L. Nield
Location: 6302 Falls Rd.
Present Zoning: M.L.
Proposed Zoning: Variance from Section 238.2 to permit side yard of 2' instead of required 30' and a rear yard of 0' instead of required 30'.
District: 3
No. Acres: 0.71 acres

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrowski
Field Representative

WNP:ld

ROYSTON, MUELLER, THOMAS & MCLEAN

ATTORNEYS AT LAW
100 WEST JEFFERSONIAN AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
933-1800

March 16, 1973

Mr. James E. Dyer
Deputy Zoning Commissioner
of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Variance
SW corner of Falls and Shoemaker
Roads - 3rd District
Wayne L. Nield - Petitioner
NO. 73-188-A (Item No. 106)

Dear Mr. Dyer:

On the 2nd of March, 1973, you issued an Order granting a variance requested in the above captioned matter. A copy of your Order is attached.

The site plan which was submitted to you to assist you in making your decision indicated, as a result of comments by the Department of Public Works, that Shoemaker Road (a private road) might be taken over and widened by the County in the future. As a result, the required parking spaces on the owner's property were arranged so as not to conflict with any future widening of Shoemaker Road by the County. On paper, this parking arrangement looks entirely satisfactory; however, to effect such arrangement would necessitate a great deal of expense to the owner and would also deprive him of his display area (he sells portable swimming pools). The owner would incur a great deal less expense and would be able to preserve his display area if he were allowed to place the required parking spaces on that portion of his property which may be taken by the County at some undetermined time in the future. (It is my understanding that the County has no plans currently in the works for widening Shoemaker Road.) The area in question on the revised site plan of January 24, 1973, a copy of which you should have, lies between the north boundary of the owner's property

ROYSTON, MUELLER, THOMAS & MCLEAN

Mr. James E. Dyer
Page 2
March 16, 1973

and the "Future Widening Line". If the owner is allowed to place his parking spaces in this area, it will be with the written understanding that at such time as the County desires to take over and widen Shoemaker Road, the owner will, at his expense, move the parking spaces elsewhere to a location satisfactory to the County. To this end, I will prepare an agreement, covering those provisions you deem necessary to protect the County, to be recorded.

I have discussed this matter with Mr. Gilbert S. Benson of the Bureau of Public Services. He indicated to me that as far as his department was concerned, the proposal that I have outlined above would be acceptable. I am writing to you because, although your Order made no reference to parking, the above referred to site plan which was submitted to you indicated a certain parking arrangement, which the owner would now like to modify as discussed.

One further comment remains to be made regarding this entire matter. The site plan indicated that a metal warehouse was to be constructed on the land concerning which you granted the variance. Because of building costs, the owner would like to construct a concrete block warehouse instead of a metal one. I do not think this is of any great concern, but thought I would mention it to you just the same.

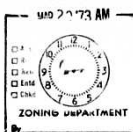
Your consideration in granting the variance is greatly appreciated and I sincerely regret that the parking matter discussed above was not brought to your attention earlier. Hoping I have not caused you much difficulty and thanking you for your attention to this matter, I remain

Very truly yours,

Carroll S. Klingelhofer III

CSK, III/lk

cc: Mr. Gilbert Benson



PETITION FOR VARIANCE
3RD DISTRICT
ROYSTON, MUELLER, THOMAS & MCLEAN
for Side and Rear Yards
LOCATION: Southwest corner of Falls and Shoemaker Roads
BALTIMORE COUNTY, MARYLAND
FEBRUARY 15, 1973 at 1:30 P.M.
PUBLIC HEARING, Room 300
County Office Building, 111 W. Chesapeake Ave., Towson, Maryland
The Zoning Commissioner of Baltimore County is hereby notified that the above-captioned petition for a variance from the Zoning Ordinance of Baltimore County, to permit a side yard of 2 feet instead of the required 30 feet, and to permit a rear yard of 0 feet instead of the required 30 feet, was presented to the Zoning Board of Appeals on February 15, 1973 at 1:30 P.M. and was heard in public hearing on February 15, 1973 at 1:30 P.M. in Room 300 of the County Office Building, 111 W. Chesapeake Ave., Towson, Maryland. BY ORDER OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Feb 1

ORIGINAL
OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 February 5 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiNenna
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 5th day of February 1973, that is to say, the same was inserted in the issue of February 1, 1973.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 3, 1973.

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 the day of February, 1973, the publication appearing on the day of February, 1973.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.....

Dr. Wayne L. Hield
6302 Falls Road
Baltimore, Maryland 21209

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Item 106

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

Your Petition has been received and accepted for filing

this 24th day of January 1978.

[Signature]
S. ERIC DYERNA,
Zoning Commissioner

Petitioner Wayne L. Hield

Petitioner's Attorney _____ Reviewed by *[Signature]*
Chairman,
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>										
Previous case: _____										
Revised Plans:					Change in outline or description _____ Yes _____ No					
Map # _____										

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

No. 7056

Feb. 22, 1973 ACCR #1-662

AMOUNT \$51.25

CASHIER _____ DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Wayne L. Hield
6302 Falls Road
Baltimore, Md. 21209
ag and posting of property #73-183-A

285 9 7 FEB 23

51.25 MS.

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

No. 7026

DATE Jan. 29, 1973 ACCOUNT #1-662

AMOUNT \$25.00

WHITE - CASHIER _____ DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Wayne L. Hield
6302 Falls Road
Baltimore, Md. 21209
Petition for Variance
#73-188-A

285 9 7 FEB 23

25.00 MS.

LOCATION

SCALE: 1"=900'

SHOEMAKER ROAD

BARE HILLS AVE.

FALLS ROAD

EXISTING ML.

PROPOSED METAL ADDITION WAREHOUSE

EXIST. 1 1/2 STY. BLDG. ADDITION WAREHOUSE

#6302 2 STY. OFFICE

COMMERCIAL USE BLDG.

GENERAL NOTES:
 EXISTING ZONING: ML
 PROPOSED ZONING: ML WITH VARIANCE
 FROM 11.2' TO 10.0' ON 2 SIDE YARD
 AND DRAINAGE INSTEAD OF
 REQUIRED 2.0' EACH
 PARKING REQUIREMENTS:
 OFFICE 10 SPACES + 6 REQ.
 RETAIL USE 20 SPACES + 4 REQ.
 OTHER COMM. USE 10 SPACES + 2 REQ.
 TOTAL REQUIRED 38 SPACES
 TOTAL PROVIDED 38 SPACES
 TOTAL AREA OF TRACT: 0.71 AC.

PLAT FOR VARIANCE TO ZONING
#6302 FALLS RD.
3RD DIST.
BALTIMORE CO., MD.

JOSEPH D. THOMPSON
ENGINEERS AND SURVEYORS
 101 SHELL BLDG. 200E JOMARK
 TOWSON MD. NOV. 20, 1972
SCALE: 1"=20'

CONNELL & COE
22 FINE
BOSTON

GENERAL NOTES:
EXISTING ZONING: M.L.
PROPOSED ZONING: M.L. WITH VARIANCE
FROM 10' SIDE YARD TO 12' SIDE YARD
AND 0' REAR YARD INSTEAD OF
REQUIRED 5' FOR EACH.
PARKING REQUIREMENTS:
OFFICE 1000 SF = 2 GREG.
RETAIL 1000 SF @ 200 SF = 4 REG.
OTHER COMM. USE: 1000 SF EACH SEMI-
TRUCK = 1000 SF @ 200 SF = 5 REG.
TOTAL REQUIRED: 12 SPACES
TOTAL PROVIDED: 12 SPACES
TOTAL AREA OF TRACT: 0.17 AC.

MAP. $\frac{90}{1000000}$
CALCULATED
2. 12572
J
117
TOTAL
LV



Robert E. Spillman

JOSEPH D. THOMPSON
ENGINEERS AND SURVEYORS
101 SHELL BLDG. 200E JOHARR
TOWSON, MD. NOV. 30, 1972
SCALE: 1"=20'

3676

