

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.

to permit four (4) parking spaces instead of the variance required nine (9) spaces.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of July, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this Order, to permit four (4) parking spaces instead of the required nine (9) spaces, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, 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 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND No. 11126 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE July 23, 1973 ACCOUNT 01-662 AMOUNT \$50.00 DISTRIBUTION WHITE - CASHIER CASH Al Jones Advertising and posting of property for Wilhelmine Schmidt, 7907 Harford Road, Baltimore, Md. 21234 YELLOW - CUSTOMER 50.00

BALTIMORE COUNTY, MARYLAND No. 831a OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE May 1, 1973 ACCOUNT 01-662 AMOUNT \$25.00 DISTRIBUTION WHITE - CASHIER CASH (A. Jones) Petition for Variance for Wilhelmine Schmidt YELLOW - CUSTOMER 25.00

Mr. Albert L. Jones, Sr., President J. Walter Jones & Co., Inc. 7905 Harford Road Baltimore, Md. 21234 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21284 Item #221 Your Petition has been received and accepted for filing this 26th day of June 1973 S. ERIC DIENNA, Zoning Commissioner. Petitioner: Wilhelmine Schmidt. Petitioner's Attorney: Frank S. Lee, 1277 Neighbors Avenue (21237). Reviewed by: Chairman, Zoning Advisory Committee.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 9, 1973

Mr. Albert L. Jones, Sr., President J. Walter Jones & Co., Inc. 7905 Harford Road Baltimore, Maryland 21234

RE: Variance Petition Item 221 Wilhelmine Schmidt - Petitioner

Dear Mr. Jones:

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 as to the appropriateness of the requested zoning.

The subject property is located on the southeast side of Harford Road, 104 feet southwest of Linwood Avenue, in the 14th District of Baltimore County. This property is also known as 7907 Harford Road. The subject property is currently an unimproved site which was the subject of an explosion completely destroying the building that was previously located on this site. Since that time the site has been completely leveled and all that is remaining is a hole where the basement was located. The rear of the property has access via a 10 foot alley from Linwood Avenue. Directly adjacent to this is a large parking lot on the west side and also on the south side of the property, however, access to it has been denied by a curb and steel barriers. The petitioner is requesting a Variance to allow four parking spaces in lieu of the required nine parking spaces. The

Mr. Albert L. Jones, Sr., President J. Walter Jones & Co., Inc. Item 221 Page 2 July 9, 1973

Committee is not particularly happy with the access to the subject property and recommends that the petitioner attempt to negotiate with the adjoining property owners a better access to this site, and the possibility of joint use of the property for parking. Curb and gutter exists along Harford Road at this location.

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 10, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours, JOHN J. DILLON, JR., Chairman

JJD:rc:JJD

Enclosure

cc: Frank S. Lee 1277 Neighbors Avenue Baltimore, Maryland 21237

Baltimore County, Maryland Department Of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21284

Bureau of Engineering ELLSWORTH G. DIVER, P.E. Chief

June 1, 1973

Mr. S. Eric Dienna Zoning Commissioner County Office Building Towson, Maryland 21284

Re: Item #221 (1972-1973) Property Owner: Wilhelmine Schmidt 7907 Harford Road Present Zoning: R.L. Proposed Zoning: Variance from Section 409.2b.5 to permit off street parking and loading District: 14th No. Acres: 1.870 sq. ft.

Dear Mr. Dienna:

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:

Harford Road (Md. 117) is a State Road; therefore, all improvements, interactions, entrances and drainage improvements as they affect the road come under the jurisdiction of the Maryland Highway Administration.

The status of the 10-foot right-of-way is unknown and assumed to be private. It is the responsibility of the Petitioner to ascertain and clarify rights therein.

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:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage 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 #221 (1972-1973) Property Owner: Wilhelmine Schmidt Page 2 June 1, 1973

Water and Sanitary Sewers:

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

Very truly yours, ELLSWORTH G. DIVER, P.E. Chief, Bureau of Engineering

END:RAM:FW:MS

M-SE Key Sheet 29 NE 1/4 For. Sheet ME 8 D Topo Sheet 51 Tax Map

ORDER RECEIVED FOR FILING DATE 6/25/73

7-11-73 12:21 PM VARIANCE COMMITTEE FILED IN OFFICE OF PLANNING & ZONING BALTIMORE COUNTY, MD.

MICROFILMED



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
Wm. T. MELSER DEPUTY TRAFFIC ENGINEER

May 30, 1973

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

Re: Item 221 - ZAC - May 15, 1973
Property Owner: Wilhelmine Schmidt
7907 Harford Road
Variance from Section 409.2b.5 to permit off street parking and loading
District 14

Dear Mr. DiNenna:

This area has parking problems at this time and a variance to parking is undesirable. The parking area for this site is to be service with a 10 foot poorly constructed right-of-way which is inadequate for commercial purposes. Should all the parking spaces be in use at the same time, vehicles parked in spaces No. 3 and 4 will be unable to turn around on this site to exit.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

May 16, 1973

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

Att'n: John J. Dillon

Dear Mr. DiNenna:

There is no direct access from Harford Road to the subject site, therefore, there will be no requirement from the State Highway Administration.

The 1972 average daily traffic count on this section of Harford Road is 22,000 vehicles.

ITEM 221

Re: Z.A.C. meeting
May 15, 1973
Property Owner: Wilhelmine Schmidt
Location: 7907 Harford Road
(Route 147)
Present Zoning: Variance from
Section 409.2b.5 to permit off-
street parking and loading
District: 14
No. Acres: 1870 sq. ft.

Very truly yours,

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

CLJE:mbk

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



J. Austin Deitz
Chief

Towson, Maryland 21204

875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Wilhelmine Schmidt

Location: 7907 Harford Road

Item No. 221 Zoning Agenda May 15, 1973

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. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 4. 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", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *J. Austin Deitz* and Approved: *Paul H. Rensch*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

RLS
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

May 16, 1973

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

Dear Mr. DiNenna:

Comments on Item 221, Zoning Advisory Committee Meeting
May 15, 1973, are as follows:

Property Owner: Wilhelmine Schmidt
Location: 7907 Harford Road
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2b.5 to
permit offstreet parking and loading
District: 14
No. Acres: 1870 sq. ft.

Metropolitan water and sewer are available. Since this
is variance for offstreet parking, a health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mar

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



May 21, 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 #221, Zoning Advisory Committee Meeting, May 15, 1973, are as follows:

Property Owner: Wilhelmine Schmidt
Location: 7907 Harford Road
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2b.5 to permit off street parking and loading
District: 14
No. Acres: 1870 Square feet

The existing right of way to the parking area must be paved with a durable dustless surface.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 16, 1973

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

Re: Item 221

Z.A.C. Meeting of: Tuesday May 15, 1973

Property Owner: Wilhelmine Schmidt
Location: 7907 Harford Road
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2b.5 to permit off street
parking and loading

District: 14
No. Acres: 1870 square feet

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative