# PETITION FOR 70NING VARIANCE FROM AREA AND HEIGHT REGULATIONS 74-R-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Variance from Section 409 (Offstreet Parking and Loading) instead of the required nine (9) spaces. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Former building was erec'red before Zoning Laws were in effect. Recent explosion, in the construction of the county of the c see attached description Property is to be posted and advertised as prescribed by Zoning Regulations. or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this fluor, and durther agree to and are to be bound by the zoning regulations and sestrictions of sefer County adopted pursuant to the Zoning Law For Baltimore County. Tulselavine Selmidtx Matthews Wilhelmine Schmidt Legal Owner Address 6800 - 96th Avenue 2925 Summit Avenue A. Walter-Jones & Co., Inc., Philipse & Marcian 21234 1. Walter-Jones & Co., Inc., Philipse & Marcian 2124 7905 Farford Road. Naryland 21244 Phone Seabrook, Maryland 20801 Baltimore, Maryland 21234 Phone: 665-2095 ORDERED By The Zoning Commissioner of Baltimore County, this 15th WW 15 797AM 197 ... 197 ... 198 ... 197 ... 198 ... 197 ... 198 ... 19 7/23/73 HARFORD 543-97'W - 00 Let - 1614 50.5T

LT

NGS-D

PROMING DATA \$500.03 PENIDED

FRANK S. LEE

April 25, 1975

No. 7307 Harford Road Part of let 8 Plat No. 2 LINWOOD 12/2 14th District Baltimore County, Naryland

of 10,50 feet measured southwee-orly along the continent side of Barford Road at the distance of 50,50 feet measured southwee-orly along the noutheast side of Barford Road (30 feet wide), and those running and blading on the southeast side of Barford Road 30 south 45 degrees 37 ninutes Road 21 feet, those learning Barford Road 50 south 45 degrees 37 ninutes Road 46 degrees 10 ninutes Bart 10,7,05 feet, forth 47 degrees 30 ninutes Bart 10,7,05 feet, forth 57 feet 50 feet, forth 57 feet 50 feet, forth 57 feet 50 feet 5

Containing 1870 square feet of land more or less.

## BALT JORE COUNTY, MARYLA D

TO S. Eric Dillenna, Zoning Commissioner Date July 12, 1973

FROM William D. Fromm, Director Office of Planning and Zoning

SUBJECT Petition #74-18-A. Southeast side of Harford Road 104.30 feet sou of \*\*Cimmod Road.\*\*
Petition for Yariance for Off-Street Parking.
Petitioner - Wilhelmine Schmidt

#### 14th District

MEARING: Honday, July 23, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the above petition and has the following comment to make.

In view of the availability of parking nearby and the condition of the property, the staff recommends that this request be granted.

William D. Fromm, Director
Office of Planning and Zoning



PETITION FOR A VARIANCE,

MENT OF BALTIMORE COUNTY

rtet 14 P.	Date of Posting Fil, 5-197
ted for . Hearing mon f	Date of Parting July 5-197.  1. 12.3. 19.3. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.
etion of preparty: 55/5.7. No.	ford Bl 104. 30 All of Lowered &
	C 7907 Herford Posel
	7

CERTIFICATE OF POSTING

Date of return: 7-1-9 12 - 7.3

CERTIFICATE OF PUBLICATION

#### Essex Times

July 16-1973

THIS IS TO CERTIFY, that the annexed advertisement of

S. Eric Dinenna Zoning Commissioner of Baltimore County ESSEX TIMES a weekly news-1973 ; that is to say,

16th day of July

the same was inserted in the issues of July 12, 1973.

By Ruth Morgan

PETITION MAPPING PROGRESS SHEET FUNCTION P riptions checked and ou ... ne plotted on map Petition number added to Granted by ZC, BA, GC, GA Revised Plans: Change in outline or description\_\_\_Yes

Previous case: \

CERTIFICATE OF PUBLICATION

\_July\_\_\_\_\_, 19\_73, the first appearing on the \_\_\_\_\_Stit\_\_day of \_\_\_\_July 19.73..

Pursuant to the advertisement, posting of property, and public hearing on the ab	
	ove Petition .
and it appearing that by reason of the following finding of facts that at "ct_cornpl	iance_with
the Baltimore County Zoning Regulations would result in practical diffi	culty and
unreasonable hardship upon the Petitioner.	
the above Variance should be had; and it further appearing that by reason of the gra	anting of
the .Variance requested not adversely affecting the health, safety, and s	
welfare of the community,	
to permit four (4) parking spaces instead of the	
a Vaniance required nine (9) spaces should	be granted.
0   B	2
F IS ORDERED by the Zoning Commissioner of Baltimore County, this 2-5.	
dayJuly	be and the
<b>                                      </b>	12 10 21 10 22 22 22 22 22 22 22 22 22 22 22 22 22
sand is Granted, from and after the date of this Order, to pyronit four (4) parking and of the required nine (9) spaces, subject to the approprial of site	ng spaces
the State Highway Administration, the	
Department of Public Works, and the Zoning Commissioner of Baltimo	ore County
· /	energy and control en
Pursuant to the advertisement, posting of property and public hearing on the above	re petition
and it appearing that by reason of	
the above Variance should NOT BE GRANTED.	
3.83	4
IT IS ORDFRED by the Zoning Commissioner of Baltimore County, this	day
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this	318251257150

BALTIMORE COUNTY, MARYLAND
office of Pinkare involved division
MSCELLANEOUS CASH RECEIPT

DATE July 23, 1973 ACCOUNTS—662

AMOUNT \$50.00

WHITE CASHIER FIRST ACCOUNTS—678
AND ON THE CASHIER FIRST ACCOUNTS—CUSTOMER
Cash
Al Jones
Advertising and posting of property for
Villabining Sagnaday—778-25-A

5 0.0 CMSC

14-16 A

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE . 6., JOHN EVENDOR . MS. 8310

MISCELLANEOUS CASH RECEIPT

DATE Noy 1, 1973 ACCOUNT 01-662

AMELIANT \$25.00

WHITE CASHEE THE TIES THE COUNTY OFFICE CONTROLS

Cash (A. Jones Parlings for Willbelmine Schmidt

25.00 CMSC 2 25.00 CMSC

it. Albert L. Jones, Sr., Procident
J. Malter Jones a Co., Inc.
7903 Marford Road
79

### BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG

ORDER RECEIVED FOR FILING

JOHN J. DILLON, JR.
Chairman

BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERING STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT 2801ECT PLANNING SULLDING DEPARTMENT BOARD OF EDUCATION ZONING ADMINISTRATION

> INDUSTRIAL DEVELOPMENT

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

> RE: Variance Petition Item 221 Wilhelmine Schmidt - Petitioner

July 9, 1973

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 appropr ateness 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 processor is located on the routheast side of Harford Road, 104 feet southeast of illimood Avenue, in the 14th District of Saltimore County, This property is also known as 7907 Harford Wood. 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 year of the processor of the property however, access to it has been each of the property, however, access to it has been dealed by a curb and "teel 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 Marford Road at this location.

This petition is accepted for filing on the date of the monlosed filing certificate. Notice of the heavy 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 forwarded to you in the near future.

John J. DILLON, JR., Chairman

JJDJr.:JD

Enclosure

cc: Frank S. Lee 1277 Neighbors Avenue Baltimore, Maryland 21237 Baltimore County, Maryland Bepartment Gf Public Works

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Barres of Engineering

June 1, 1973

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

Pe: Item #221 (1972-1973)
Property Owner: Wilhelmine Schmidt
7907 Harford Road
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.25.5 to permit
off street parking and loading
District: lith No. Acres: 1870 sq.ft.

Dear Mr. DiNenna:

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

Harford Road (Md. 147) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements 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 stabilisation could result in a section to robbing, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

#### torm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any misances or damages to adjacent properties, especially by the concentration of surface waters, Correction of any problem which any result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Tten #221 (1972-1973)

"Property Owner: Wilhelmine Schmidt Page 2
June 1, 1973

Water and Sanitary Sewer:

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

Very truly yours,

ELLSWORTH W. DIVER, P.E. Chief, Sureau of Engineering

END: FAM: FWR: 88

N-SE Key Sheet 29 NE 11 Pos. Sheet NE 8 D Topo Sheet 81 Tax Map DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD. P.E.

May 30, 1973

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

Re: Item 221 - 22C - Mey 15, 1973
Property Owner: Vilhelmine Schmidt
7907 Harford Road
Variance from Section 409, 2b.5 to permit off street parking and loading
District 18

This area how 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 foo; poorly constructed Right-of-very 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.

Michael & Romere Michael S. Flanigan Traffic Engineer Associate

MSF/pk



May 16, 1973

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

ITEM 221 Ref Z.A.C. meeting May 15, 1973 Property Owner: Wilhelmine Schmidt Location: 7907 Harford Road (Route 147) (Route 147)
Fresent Zoning: Variance from
Section 409.2b.5 to permit offstreet parking and loading
District: 14
No. Acres: 1870 sq. ft.

Dear Mr. DiNenna:

There is no direct access from Harford Road to the subject site, the efore, 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.

> Very truly yours, Charles Lee, Chief Development Engineering Section by John E. Meyers
> Asst. Development Engineer

#### Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204 125-7310

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

Attention: Er. 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 approved road in accordance with Saltimore County Standards as published by the Department of Public Works.
( ) 2. A second means of which access is required for the site.
( ) 3. The wehicle dead-end condition shown at

BXCHBJ the maximum allowed by the Pire Department.

() 4. The site shall be made to comply with all applicable parts of the Pire 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 Hational Fire Protection Association Standard No. 101

"The Life Safety Code", 1979 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(X) 7. The Fire Prevention Dureau has no comments at this time.

Reviewer: A Proc. N. 1996 b. Approved: Poul H. Couche.
Flanning Group Group
Special Inspection Division Fire Prevention Bureau

# -BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

May 16, 1973

LD J. ROOP, M.D., M.P.H.

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 Location: 7907 Harford Rodu 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 sever are available. Since this is variance for offstreet parking, r, health hazard is anticipated.

Very truly yours, Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn

CL: JEH: bk

S. ERIC DINENNA



P.O. Rox 717 / 300 West Preston Street, Baltimore, Maryland 2120

May 21, 1973

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

Comments on Item #271, Zoning Advisory Committee Meeting, May 15, 1973, are as follows:

Property Owner: Wilhelmine Schmidt Location: 9707 Harford Road Locations 7/1/ Indiana load Present Zonling: B.L. Proposed Zonling: Variance from Section 409.2b.5 to permit off street parking and loading District I 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 I Wimbleye John L. Wimbley Planning Specialist II Project Planning Division Office of Planning and 2 **BOARD OF EDUCATION** OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 16, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item 221

Property Owner:
Locatio: 7907 Harford Road
Present Zoning:
Proposed Zoning: Variance from Secti

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

7907 Harford Road B.L. Variance from Section 409.2b.5 to permit off street parking and loading

District:

No bearing on student population.

Very truly yours, to Trick tetrorich W. Nick Petrovich Field Representative

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE

CUGENE E HEST DESCRIPTIONS MRS ROBERT BEENES

ALVIN LORECK JOSHUA R. WHEELER, SATESTANES

RICHARD W. TRACEY, V.M.D. MRS RICHARD C WUCHTS