

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. F. Dorothea H. Chew 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 255.1 & 238.2 - M.L. with variance to permit outside 2' sideyard instead of 30' & westside 2' sideyard & 32' between buildings instead of 30' plus 30' of the required 60 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Topography doesn't allow any other reasonable location without undue hardship.

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
Dorothea H. Chew
Legal Owner
Address: P.O. Box 5839
Pikesville, Maryland 21208
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of August 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 25th day of September, 1973, at 10:15 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

10:15A
9/12/73

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

Bureau of Engineering
ELLSWORTH M. DIVER, P.E. CHIEF

June 12, 1973

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

Re: Item #214 (1972-1973)
Property Owner: William F. and Dorothea H. Chew
182' W. of Milford Industrial Rd., 440' S. of Milford Mill Rd.
Present Zoning: M.L.
Proposed Zoning: Variance from Sections 255.1 and 238.2 - M.L. to permit outside 2' sideyard instead of 30' & westside 2' sideyard and 32' between buildings instead of 30' plus 30'
District: 3rd No. Acres: 0.64 acre

Dear Mr. DiMenna:

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:

Milford Mill Road, an existing public road, is proposed to be improved in the future on a 70-foot right-of-way in this vicinity. Highway improvements including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. The plan should be revised to include the entire property and indicate the proposed highway right-of-way widening. Further information can be obtained from the Baltimore County Bureau of Engineering.

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 striping, 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 striping of top soil.

Storm Drains:

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.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 S. CHRISTIAN AVE.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU 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. William F. Chew
P.O. Box 5839
Pikesville, Maryland 21208

June 19, 1973

RE: Variance
Item 214
William F. and Dorothea H. Chew -
Petitioners

Dear Mr. Chew:

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 south side of Milford Mill Road, 182 feet west of Milford Industrial Road, in the 3rd District of Baltimore County. This property is currently improved with several buildings that are used for various industrial purposes from offices to warehousing. This petition is for a proposed warehouse to be erected along the east property line and directly adjacent to a very steep embankment.

Our field investigation revealed that this site is improved to a much greater extent than is indicated on the submitted plan, and, therefore, a complete development plan should be submitted as noted in the comments of the Bureau of Engineering, Dept. of Traffic Engineering and Project Planning. Also,

Mr. William F. Chew
Item 214
Page 2
June 19, 1973

some clarification as to the beginning point on the submitted description will be required.

Very truly yours,

[Signature]
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr.:JD

Enclosure

cc: Smith, Teacher & Associates
P.O. Box 172
Owings Mills, Md. 21117

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

May 30, 1973

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

Re: Item 214 - ZAC - May 8, 1973
Property Owner: William F. and Dorothea H. Chew
182' W of Milford Industrial Road, 440' S of Milford Mill Road
Variance from Sections 255.1 and 238.2 - M.L. to permit outside 2' side yard instead of 30' and westside 2' side yard and 32' between buildings instead of 30' plus 30'
District 3

Dear Mr. DiMenna:

At the present time, part of the area to be used as the proposed warehouse is being used as a parking lot, and adequate parking must be provided for the entire site. This Department does not feel that a 20 foot driveway is sufficient for vehicles that can be expected in an industrial area. Plans must be revised to show the entire site with all the existing buildings, parking areas, truck turn-around area, loading areas, and all proposed buildings and other changes.

Very truly yours,
[Signature]
Michael S. Flanigan
Traffic Engineer AS: ste

MSF/pk

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

978-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: William F. and Dorothea H. Chew

Location: 182' W of Milford Industrial Road, 440' S of Milford Mill Road

Item No. 214 Zoning Agenda Tuesday, May 8, 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 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 [X] is not acceptable.
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: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

m1s
4/16/73

DEC 5 - 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

to permit a 2 foot side yard on the east side instead of the required 30 feet; and to permit a 2 foot side on the west side and 32 feet between buildings instead of the required 60 feet

IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of September, 1973, that the within Petition for a Variance should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

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 DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 11, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY HEALTH 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 214, Zoning Advisory Committee Meeting
May 8, 1973, are as follows:

Property Owner: William F. and Dorothea H. Chew
Location: 182' W of Milford Industrial Road, 440' S of Milford Mill Road
Present Zoning: M.L.
Proposed Zoning: Variance from Sections 255.1 and 238.2 - M.L. to permit eastside 2' sideyard and westside 2' sideyard and 32' between buildings instead of 30' plus 30'
District: 3
No. Acres: 0.64

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:mnG

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 15, 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 214, Zoning Advisory Committee Meeting, May 8, 1973, are as follows:

Property Owner: William F. and Dorothea H. Chew
Location: 182' W of Milford Industrial Road, 440' S of Milford Mill Road
Present Zoning: M.L.
Proposed Zoning: Variance from Sections 255.1 and 238.2 - M.L. to permit eastside 2' sideyard in rear of 30' and westside 2' sideyard and 32' between buildings instead of 30' plus 30'

District: 3
No. Acres: 0.64 acres

The site plan as presented is incomplete and must be revised to show the following:

The entire property
Complete details
All uses existing
All uses proposed
All driveways, parking and traffic circulation
Loading areas for existing buildings
Complete parking calculations for the existing and proposed buildings.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 106 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 464-3211 ZONING 464-3201

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: May 10, 1973

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

Z.A.C. Meeting of: Tuesday May 8, 1973

Re: Item 214

Property Owner: William F. and Dorothea H. Chew
Location: 182' W of Milford Industrial Road, 440' S of Milford Mill Road
Present Zoning: M.L.
Proposed Zoning: Variance from Sections 255.1 and 238.2 - M.L. to permit eastside 2' sideyard instead of 30' and westside 2' sideyard and 32' between buildings instead of 30' plus 30'

District: 3
No. Acres: 0.64 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Rick Putrovich
Field Representative

WHP/ml

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 11, 1973

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition 474-91-A, 182 feet West of Milford Industrial Road and 440 feet South of Milford Mill Road
Petition for Variance for Side Yard.
Petitioner - William F. Chew and Dorothea H. Chew

3rd District

HEARING: Tuesday, September 25, 1973 (10:15 A.M.)

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

William D. Fromm
William D. Fromm, Director of Planning

WDF:MEG:rw

August 6, 1973

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

Smith, Teacher & Associates
10324 S. Dolfield Road
Owings Mills, Maryland 21117

Re: Proposed Variance
Milford Mill Road
Item 214

Dear Mr. Dillon:

We herewith submit 10 prints of the revised plat and 8 copies of the revised description for the referenced request for variances.

Revisions and additions have been made in accordance with your letter of June 19, 1973 and the comments attached thereto, including:

- (1) Entire site is shown.
- (2) Point of beginning in description revised as per our discussion.
- (3) All existing uses, parking areas, driveway, and loading areas are shown.

The traffic department indicated a preference for a driveway wider than 20 feet. This width is established in leases and cannot be revised at this time.

Please let me know if you require additional information.

Best Regards
J. Strong Smith

cc. Mr. Chew

REVISU PLANS

DESCRIPTION OF 0.64 ACRES
OF LAND, MORE OR LESS

BEGINNING at a point South 10°-25'-07" East - 450 feet from a location in the centerline of Milford Mill Road said location being 163 feet southwest of the centerline of Milford Industrial Road said point being shown on Plat No. 2 of Milford Industrial Park (WJR/111) with coordinates North 23,138.31 and West 29,403.73; thence binding on the westernmost outline of said Plat

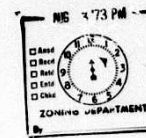
- (1) South 10°-25'-07" East - 302.00 feet; thence running for lines of division the following four courses and distances
- (2) South 79°-34'-53" West - 71.68 feet
- (3) North 10°-25'-07" West - 390.00 feet
- (4) North 79°-34'-53" East - 71.68 feet
- (5) South 10°-25'-07" East - 48.00 feet to the point of beginning

CONTAINING 0.64 Acres of land, more or less

This description is for zoning purposes only and is not intended for conveyancing of land.

August 1, 1973

REVISU PLANS



PETITION FOR VARIANCE
OF DISTRICT
 Section: Petition for Variance
 Location: 100 East West of
 Baltimore Industrial Road and 400
 East South of Baltimore Road.
 DATE: A TIME: Thursday,
 September 6, 1973 at 10:30 A.M.
 PUBLIC HEARING: Room 104,
 County Office Building, 111 W.
 Chaptin Avenue, Towson, Md.
 The Board of Commissioners of Baltimore County, in and for the County of Baltimore, Maryland, do hereby certify that the following petition for variance was filed with the Board of Commissioners of Baltimore County, Maryland, on the 21st day of September, 1973, and that the same was heard and considered by the Board of Commissioners of Baltimore County, Maryland, on the 21st day of September, 1973, and that the same was approved by the Board of Commissioners of Baltimore County, Maryland, on the 21st day of September, 1973, and that the same was published in the Baltimore County Times, a weekly newspaper published and published in Towson, Baltimore County, Md., once in each of two consecutive weeks before the 21st day of September, 1973, the first publication appearing on the 14th day of September, 1973.

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 6, 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., once in each of two consecutive weeks before the 21st day of September, 1973, the first publication appearing on the 14th day of September, 1973.

THE JEFFERSONIAN

Cost of Advertisement, \$.

PETITION FOR VARIANCE
OF DISTRICT
 Section: Petition for Variance
 Location: 100 East West of
 Baltimore Industrial Road and 400
 East South of Baltimore Road.
 DATE: A TIME: Thursday,
 September 6, 1973 at 10:30 A.M.
 PUBLIC HEARING: Room 104,
 County Office Building, 111 W.
 Chaptin Avenue, Towson, Md.
 The Board of Commissioners of Baltimore County, in and for the County of Baltimore, Maryland, do hereby certify that the following petition for variance was filed with the Board of Commissioners of Baltimore County, Maryland, on the 21st day of September, 1973, and that the same was heard and considered by the Board of Commissioners of Baltimore County, Maryland, on the 21st day of September, 1973, and that the same was approved by the Board of Commissioners of Baltimore County, Maryland, on the 21st day of September, 1973, and that the same was published in the Baltimore County Times, a weekly newspaper published and published in Towson, Baltimore County, Md., once in each of two consecutive weeks before the 21st day of September, 1973, the first publication appearing on the 14th day of September, 1973.

74-91-A

ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 September 10 - 19 73

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dierma Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive week before the 10 day of September 73 that is to say the same was inserted in the issue of September 6, 1973.

STROMBERG PUBLICATIONS, Inc.

By: Beth Morgan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 24th day of

April 1973. Item #

S. Eric Dierma
 Zoning Commissioner

Petitioner: CHEW Submitted by
 Petitioner's Attorney Reviewed by

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicates		Indexing		500 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: FTH										
Previous case:										
Revised Plans: Change in outline or description									Yes	No
Map # 1										

BALTIMORE COUNTY, MARYLAND No. 12424
 OFFICE OF FINANCIAL REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: Sept. 21, 1973 ACCOUNT: 01-662

AMOUNT: \$53.75

DISTRIBUTION
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER

William F. Chew & Co., Inc.
 P.O. Box 539
 Pikesville, Md. 21208
 Attorney and Mapping of Property

53.75

BALTIMORE COUNTY, MARYLAND No. 11176
 OFFICE OF FINANCIAL REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

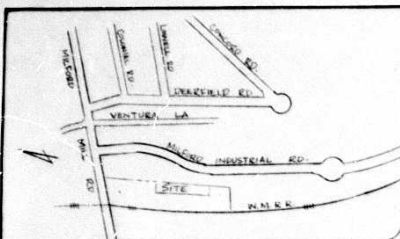
DATE: Aug. 23, 1973 ACCOUNT: 01-662

AMOUNT: \$25.00

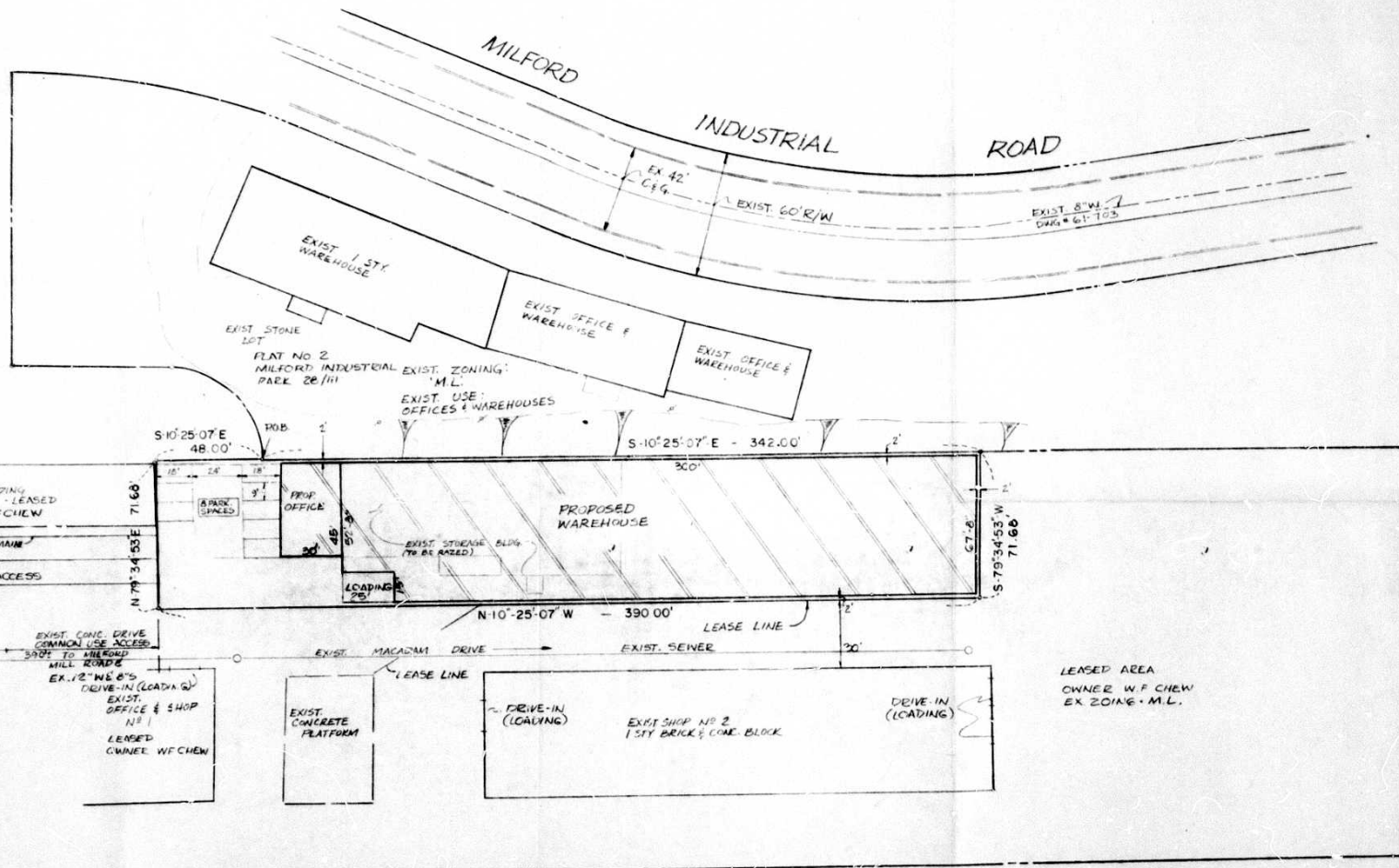
DISTRIBUTION
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER

William F. Chew, Inc.
 10011 Edinstown Road
 Owings Mills, Md. 21117
 Petition for Variance

25.00



LOCATION MAP
SCALE - 1" = 500'



DATA:

EXISTING ZONING - M.L.
PROPOSED ZONING - M.L. WITH VARIANCE TO PERMIT:
EAST R. 2' SIDE YARD INSTEAD OF 30' REQUIRED BY
SECS. 255.1 & 250.2
WEST SIDE 2' SIDE YARD & 20' BETWEEN BLDGS INSTEAD OF 30' + 30'
REQUIRED BY SECS. 255.1 & 250.2
PROPOSED USE - WAREHOUSE AND OFFICE (LEASE)
EXISTING USE - STORAGE BUILDING
WAREHOUSE - 6 EMPLOYEES & OFFICE (1,550 S.F.)
PARKING REQUIRED - 7 P.S. (1,350 + 300 + 6 + 3)
PARKING PROVIDED - 6 P.S.
PUBLIC WATER AND SEWER IS AVAILABLE
PAVEMENT - MACADAM
EXISTING STORAGE BLDG. TO BE RAZED
AREA OF TRACT 0.64 AC.
AREA OF WAREHOUSE - 13,926 S.F.; OFFICE 1,390 S.F.

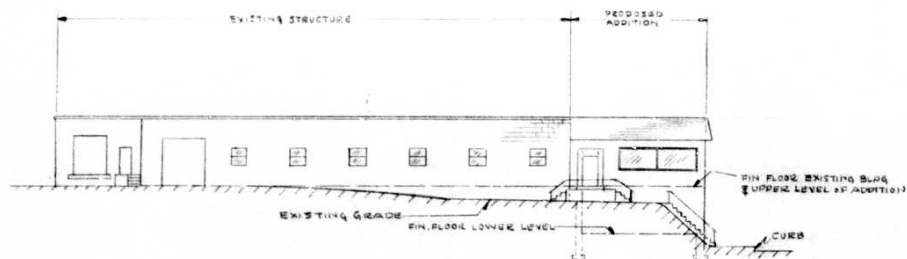
PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
WILLIAM F. CHEW PROPERTY
MILLFORD INDUSTRIAL PARK
3RD ELECT. DISTRICT
BALTO. CO., MD.
SCALE 1" = 30'
MARCH 12, 1973

MAP	25
ELECTION	11/2/73
DISTRICT	3
W. F. CHEW	11/2/73
FILED	✓
BY	WH
DATE	11/2/73



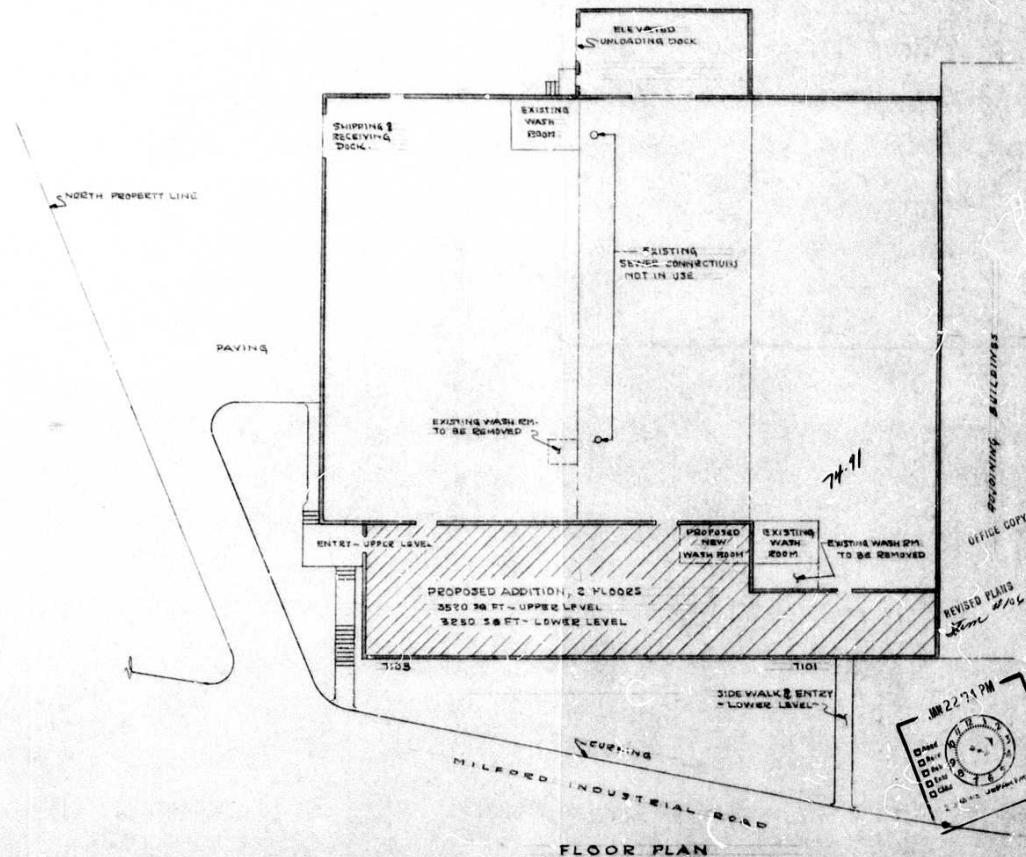
SMITH, TEACHER & ASSOCIATES
P.O. BOX 172, OWINGS MILLS, MD. 21117





NORTH ELEVATION

PLANT & OFFICES
 RAY LEE MACHINE CO., INC.
 PIKEVILLE, BALTO. CO., MD. - 21208
 PROPERTY NO. J-18-001800



SCALE - 1/4" = 1'-0"

