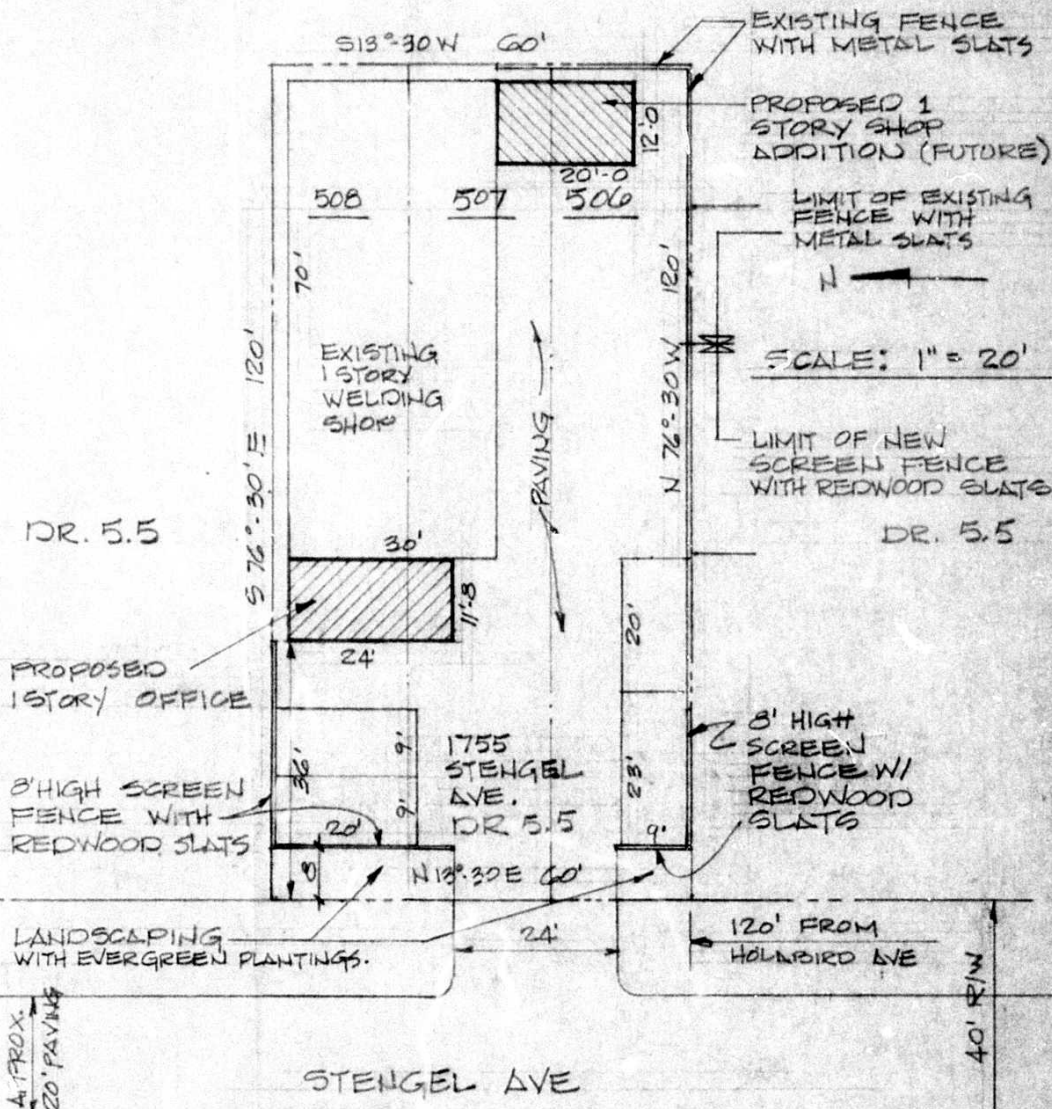


BUILDING RESTRICTIONS

- HOURS OF OPERATION SHALL BE BETWEEN 8:00 A.M. AND 4:30 P.M. 6 DAYS A WEEK EXCLUDING SUNDAY
- REDWOOD SLATS INSERTED IN CHAIN LINK FENCE SHALL BE COMBINED WITH EXISTING 6' HIGH CHAIN LINK FENCE WITH METAL SLATS AS SHOWN ON SITE PLAN.
- 8' SETBACK BETWEEN THE PROPOSED FENCE AND RIGHT OF WAY LINES WITH EXCEPTION TO THE ENTRANCE TO THE PROPERTY SHALL BE LANDSCAPED WITH EVERGREEN PLANTINGS.
- THE EXTERIOR SURFACE AREA OF THE SUBJECT PROPERTY SHALL BE PAVED WITH CONCRETE OR MACADAM PAVING AND SHALL BE CURBED AND PROPERLY DRAINED.
- METAL STORAGE RACKS NOT TO EXCEED A WIDTH OF 18" AND A HEIGHT OF 8' MAY BE CONSTRUCTED OR SITUATED ALONG THE SOUTHERNMOST PROPERTY LINE AND/OR ALONG THE SOUTHERNMOST SIDE OF THE EXISTING WELDING SHOP. ALL OTHER AREAS SHALL BE KEPT OPEN FOR THE PARKING AND UNLOADING OF TRUCKS AND VEHICLES.
- OTHER THAN THE LOADING AND UNLOADING OF METAL NO WORK SUCH AS FABRICATION AND WELDING SHALL TAKE PLACE ON THE EXTERIOR LOT AREA OF THE BUILDING.
- NO ADDITIONAL EXTERIOR ADDITIONS OTHER THAN THE TWO PRESENTLY PROPOSED SHALL BE PERMITTED AT ANY FUTURE DATE.

PARKING
NEW OFFICE 280' = 1 SPACE
EMPLOYEES 9 = 3 SPACES
TOTAL 4 SPACES



PLANS APPROVED

OFFICE OF PLANNING & ZONING

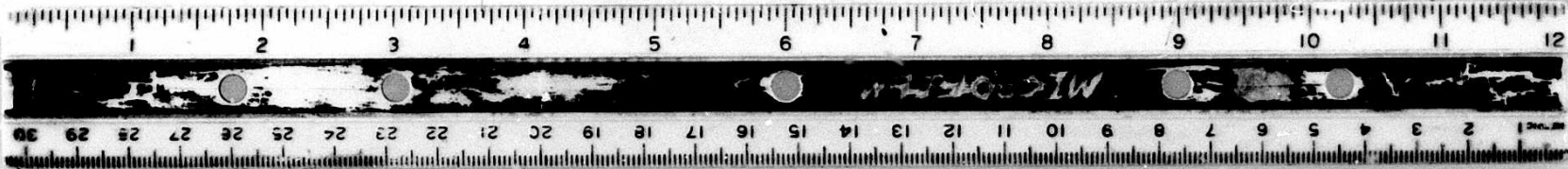
BY: *John H. Hinkle*

DATE: 8-5-74

74-280-A

12TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
WINKLER WELDING CO.
1755 STENGEL AVE. 21222

OWNERS: LAWRENCE B WINKLER &
DOROTHY S. WINKLER
1738 ELLINWOOD RD.
BALTO. MD. 21237



RE: PETITION FOR VARIANCES
E/S Stengel Avenue, 120' N of
Holabird Avenue - 12th District
Lawrence B. Winkler, et ux -
Petitioners
NO. 74-280-A (Item No. 176)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for front and side yard Variances that would permit two small additions to a nonconforming welding shop. Said shop being situated in a residentially zoned, D.R. 5.5, area, on the east side of Stengel Avenue, 120 feet north of Holabird Avenue, in the Twelfth Election District of Baltimore County.

Testimony indicated that the present owners of the nonconforming property have operated a business at this location for approximately eighteen years. The business has increased to a point that now requires small additions to the existing 30' by 70' shop that would include a one story office 24' by 11'8", and a shop addition of 20' by 12'.

Several area residents attended the hearing in protest to the recent expansion of uses, particularly those that occurred on the outside of the property, i.e., haphazard storage of metal products across the front and side of the building, welding, and fabrication of products on said exterior yard area. They also objected to the continual use of Stengel Avenue for the parking of commercial vehicles belonging to the Petitioners and felt that the exterior of the property should be screened or closed off from view.

There was no testimony from either side to suggest that the use of the property, as conducted within the building, was not in a legal nonconforming use. By the same token, there was no testimony to indicate that said nonconforming use included the right to fabricate and store materials in such a manner that would exclude parking of the Petitioners' commercial vehicles on his property. It was evident, however, that the granting of the Variance,

RE: PETITION FOR VARIANCES
E/S Stengel Avenue, 120' N of
Holabird Avenue - 12th District
Lawrence B. Winkler, et ux -
Petitioners
NO. 74-280-A (Item No. 176)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2ND day of July, 1974, that restriction No. 1 and No. 2 as setforth in the Order dated June 12, 1974, passed in this matter, should be and the same is hereby AMENDED to read as follows:

1. The hours of operation shall be between 8:00 a.m. and 4:30 p.m., six days a week excluding Sunday.
2. To omit the requirement for a new eight foot high screen fence along that portion of the Petitioner's property that adjoins the rear of lots fronting on Holabird Avenue. The omission shall include only that portion of said N 76°-30' W property line that is already fenced with a six foot high chain link fence. Said six foot high fence is to be screened by the insertion of steel slats therein.

James S. H.
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE *July 2, 1974*
BY *John P. Hays*

with certain restrictions, would improve the property so as to be less objectionable to the residential surroundings. For these reasons, the Variances will be granted subject to certain restrictions.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this _____ day of June, 1974, that the herein Petition for Variances to permit front yard setback of 36 feet instead of the required 40 feet, and to permit a side yard setback of six feet instead of the required 20 feet should be and the same are hereby GRANTED. Said granting shall be subject, however, to the following restrictions and conditions:

1. The hours of operation shall be between 8:30 am and 4:30 pm six days a week excluding Sunday.
2. With the exception of the building, the property shall be screened with an eight foot high chain link fence with redwood slats inserted therein. The fence shall extend from the front of the building in a westerly direction, along the northernmost property line to a point eight feet from the right-of-way line of Stengel Avenue as proposed to be widened to forty feet. Thence said fence shall extend across the front of the property parallel to and eight feet from the right-of-way line of Stengel Avenue with the exception of an opening for the entrance into the property. Thence said fence shall extend along the southernmost property line in an easterly direction to a point at the rear property line. Thence said fence shall extend across the rear of the property in a northerly direction to tie into the proposed one story addition.
3. The eight foot setback between the proposed fence and said right-of-way line, with the exception to the entrance to the property, shall be landscaped with evergreen plantings.
4. The exterior surface area of the subject property shall be paved with concrete or macadam paving and shall be curbed and properly drained.
5. Metal storage racks not to exceed a width of 18 inches and a height of eight feet may be constructed or situated along the southernmost property line and/or along the southernmost side of the existing welding shop. All other areas shall be kept open for the parking and unloading of trucks and vehicles.
6. Other than the loading and unloading of metal, no work such as fabrication and welding shall take place on the exterior lot area of the building.

- 2 -

ORDER RECEIVED FOR FILING

DATE *June 12, 1974*
BY *John P. Hays*

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

May 13, 1974

Chief of Engineering
ELLSWORTH H. DYER, P.E., Chief

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

Re: Item #176 (1973-1974)
Property Owner: Lawrence B. & Dorothy S. Winkler
E/S of Stengel Ave., 120' N. of Holabird Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.28
(50'-0" S.D.) to permit a front yard setback for other principal buildings (nonconforming welding shop) of 36' instead of the required 40', and to permit a side yard clearance of 6' instead of the required 20'.
No. of Acres: 60' x 120' District: 12th

Dear Mr. DiMenna:

The following comments are furnished in regard to the plot submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Stengel Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. 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 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:

The Petitioners 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 #176 (1973-1974)
Property Owner: Lawrence B. & Dorothy S. Winkler
Page 2
May 13, 1974

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property. It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Ellsworth H. Dyer
ELLSWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END:RAM:PMR:iss

cc: G. Reier

7-MS Key Sheet
8 SE 20 Pub. Sheet
SE 3 E Topo
103 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE G. CLIFFORD, P.E. WILLY T. MOLESEN
DIRECTOR DEPUTY TRAFFIC ENGINEER

May 2, 1974

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

Re: Item 176 - ZAC - April 23, 1974
Property Owner: Lawrence B and Dorothy Winkler
E/S Stengel Avenue, 120 feet north of Holabird Avenue
Variance from Section 1802.28 (50'-0" S.D.) to permit a front yard setback for other principal buildings (nonconforming welding shop) of 36 feet instead of the required 40 feet and to permit a side yard clearance of 6 feet instead of the required 20 feet
District 12

Dear Mr. DiMenna:

The subject petition is requesting a variance which should have no effect on traffic.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/pk

Baltimore County Fire Department

J. Austin Deltz
Chief

Towson, Maryland 21204
828-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Lawrence B. & Dorothy S. Winkler

Location: E/S of Stengel Ave., 120' N. of Holabird Avenue

Item No. 176 Zoning Agenda April 23, 1974

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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.
- (X) 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: *William P. Hays* Noted and Approved: *Paul H. Riecke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

als
4/16/73

