BUILDING RESTRICTIONS

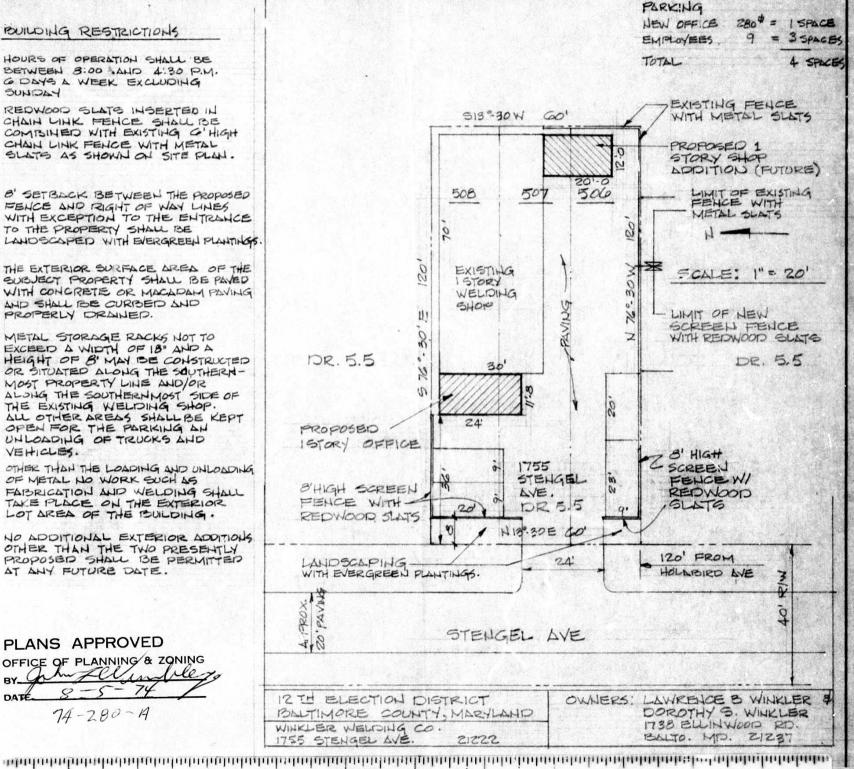
- 1. HOURS OF OPERATION SHALL BE BETWEEN 8:00 LAND 4:30 P.M. G DAYS A WEEK EXCLUDING PACINIC
- 2. REDWOOD SLATS INSERTED IN CHAIN LINK MENCE SHALL BE COMBINED WITH EXISTING G'HIGH CHAIN LINK FENCE WITH METAL SLATS AS SHOWN ON SITE PLAN.
- 3. B' SETBACK BETWEEN THE PROPOSED FENCE AND RIGHT OF WAY LINES WITH 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" AND A HEIGHT OF B' MAY BE CONSTRUCTED OR SITUATED ALONG THE SOUTHERN-MOST PROPERTY LINE AND/OR ALONG THE SOUTHERNMOST SIDE OF THE EXISTING WELDING SHOP. ALL OTHER AREAS SHALL BE KEPT OPEN FOR THE PARKING AN UNLOADING OF TRUCKS AND VEHICLES.
- G. 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 .
- 7. NO ADDITIONAL EXTERIOR ADDITIONS OTHER THAN THE TWO PRESENTLY PROPOSED SHALL BE PERMITTED AT ANY FUTURE DATE.

PLANS APPROVED

SUD

OFFICE OF PLANNING & ZONING

74-280-A



WICOMEN Si SS S3 Sc Se Se 19 SC 91 13 14 12 15

PETITION FOR ZONING VARI NCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Lowrence B. Winkler and
Lor we ROYOThy Sa Winkler ... legal owner of the property situate in Balt County and which is described in the description and plat attached hereto and made a part hereof, ion for a Variance from Section 1303.88 (504-Y.P.2.) to permit a

front vard setback for other principal buildings inonconforming.

welding shop) of thrity-six [36] feet instead of the required forty (40) feet, and to permit a side yard clearance of six (6) feet instead of the resulted twenty (20) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)



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t

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 titoe, and further agree to and are to be bound by the noning requisitions and restrictions of inner County adopted pursuant to the Zoning Law For Baltimore County.

Auganier B. Markle
Address 1755 Strongel Bar
Balte md. 2112
Protestant's Attorney

ORDERED By The Zoning Com of 197
required by the Zoning Law of Ba
out Baltimore County, that proper

Herrica

Lawrence B. Winkler and Dorothy S. Winkler - Petitioners



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

'May 16, 1974

Mr. Lawrence B. Winkler 1755 Stengel Avenue Baltimore, Naryland 21222 **********

MENNERS

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISS BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT

PROJECT PLANNING BOARD OF EDUCATION ZONING ADMINISTRATIO INDUSTRIAL DEVELOPMENT

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 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 request. Zoning.

RE: Variance Petition

Item 176

The subject property is located on the east side of Stengel Avenue, approximately 120 feet north of Holabird Avenue, in the 12th Election District of Baltimore County. It is presently improved with an existing one-story welding aboy, which appearantly enjoys a non-conforming use.

Various residences exist to the north of the site on both sides of Stengel Avenue. The properties directly south of the site are additionally improved with existing dwellings.

The petitioners are requesting variances to permit another principal building to be located 36 feet from the front property line and 6 feet from the side property line instead of the required 40 feet and 20 feet respectively.

July 2, 1974

Mr. Lawrence B. Winkles 1755 Stongel Avenue Baltimore, Maryland 21222

> RE: Petition for Variances E/S Stengel Avenue, 120' N of Hola-bird Avenue - 12th District Lawrence B. Wickier, et un Petitioners NO. 74-280-A (Item No. 176)

I have this date passed my Amended Order in the above captioned matter

JAMES E. DYER

1753 Stengel Avenue Baltimore, Maryland 21222

Mr. Louis F. Murch 1754 Steagel Avenue Baltimore, Maryland 21222

Mr. Frank J. Greek 1756 Stengel Avenue Baltimore, Maryland 21222

Mr. Lawrence B. Vinkler Item 176 May 16, 1974

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

Very truly yours,

and Bymen JAMES B. BYRNES,III Chairman, Zoning Advisory Committee

JRR:JJD

Enclosure

cc: M. D. Bowers Associates 1304 Providence Poad Towson, Maryland 21204

WINKLER'S WELDING CO.

1755 STENGEL AVE.



- JUL 2'74 AM -

June 20, 1974

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Office of Zoning Commissioner 111 West Chesapeake Avenue Towson, Maryland 21204

Att: Mr. James E. Dyer, Deputy Zoning Commissioner

ZONING DEPARTMENT Petition for Veriences E/S Stengel Avenue, 120'N of Holabird Avenue - 12th District NO. /4-280-A (Item No. 1/6)

The following approvals have been obtained to accept the following conditions:

To use existing rear chain link fence and adding steel slats for screening of same.

Work hours to read 8:00 A.M. to 4:30 P.M.

Very truly yours. Journa B. Windler Lawrence B. Winkler,

arnea Frances M. S. TOWNSON A CONTRACTOR

all that purced of lond in the lith histrict of Mallinger County beginning for the came at a point on the east alia of themed in theme. I may need all 10 feet morticely from the corner formed by the interfection of the morticely from the corner formed by the interfection of the mortice of Columnia are and the certaints of homes one in a layed out 40 feet wine; and running thomes one.

(1) Singing on the Cart Sire of Stengel avotage M-18-500 and fest

-(5) Phone leaving the fast side of Mengel avenue and running 3-780-50 5 130 feet

(3) Running thence 3 150-00' # 60 Feet

(4) Sunning theses W 780-20' W 120 feet to the place of beginning, containing approximately 2.365 cores.

Being the property of Lawrence B. inklor and Corathy 3.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 29, 197h

Mr. S. Eric DiMenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 2120h

Z.A.C. Meeting of: April 23, 1974

Property Owner: Lawrence B. & Dorothy S. Winkler

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

Present Zoning: D.R. 5.5

Proposed Zoning: Variance from Section 1802.28 (504-V.B.2.) to permit a front yard setback for other principal buildings (non-conforming welding shop) of 36' instead of the

required 40', and to permit a side yard clearance of 6' instead of the required 20'

District: 12th

Dear Mr. Di Menna:

No effect on student population.

MRS. ROBERT L. BERNEY

JOSHUA R. WHEELER, SUR

MEN PICHARD & WE

BALLIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date May 30, 1974

PROL William D. Fromm, Director of Planning

SURJECT Petition #74-280-A. East side of Stengel Avenue, 120' N. of Holabird Ave.

Petition for a Variance for a front Yard. Petitioner - Lawrence B. & Dorothy S. Winkler

12th District

HEARING: Monday, June 3, 1974 (1:00 P.N.)

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

The use is not consistent with the character of the surrounding

William D. From



BEFORE THE DEPUTY ZONING

COMMISSIONER

BALTIMORE COUNTY

111 111 111

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, particulary 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 frabrication 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 frabricate 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

> Bepartment Of Fublte Borks COUNTY OFFICE BUILDING

CEIVED FOR FR.

May 13, 1974

Mr. S. Eric DiMenna Zoming Counissioner County Office Building

Par Item #176 (1973-1974)
Property Owner: Learence B. & Dorothy S. Winkler
E/S of Stempel Awe, 120° M. of Holkbird Awence
Existing Zoning: D.H. 50′ M. of Holkbird Awence
Existing Zoning: D.H. 50′ M. of Holkbird Awence
(504-7.8.2) to parent a front year settion 1202.28
(504-7.8.2) to parent a front year settion 1202.28
(504-7.8.2) to parent a front year settion 1202.28
(504-7.8.2) to parent of the parent a side
yard classrance of 5° instead of the required 20°.
No. of Aeres: 60° 2.20° Districtly 12th

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.

Stempel Aronus, an existing public road, is proposed to be improved in the future as a 30-host closed-type roadway cross-section on a 50-foct right-of-way. Highway improvements, including highway right-of-way widening and any mecosary rewertible essements for slopes, will be required in connection with may 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 Beltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilisation could result in a sediment pollution problem, deseging private and public holdings downstress of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top boils.

The Petitioner must provide messeary drainage facilities (temporary or permanent) rewest creating any muleanous or demages to adjacent properties, especially by the entration of serface unters. Correction of any problem which may result, due to oper grading or improper installation of drainage facilities, would be the full continuity of the Petitioner.

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

BEFORE THE DEPUTY ZONING COMMISSIONER

BALTIMORE COUNTY

...

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimor 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:

- The hours of operation shall be between 3:00 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.

with certain restrictions, would improve the property so as to be less objectable 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 slates inserted therein. The fence shall extend from the front of the building in a westernly direction along the northeramost 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 of the property paramet to and eight seet 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 easternly direction to a point at the rear property line. Thence said fence shall extend across the rear of the property in a northernly 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 pro-perty, 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
- 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.
- 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.

DEPARTMENT OF TRAFFIC ENGINEERING

Was T. Mes.com

EVOCHE .. CLIPTORD. P.E.

May 2. 1974

-2 -

RECEIVED ORDER 2 7. No additional exterior additions other than the two presently proposed shall be permitted at any future date.

8. Subject to compliance with a site plan indicating the above restrictions and approval by the Department of Public Works and Office of Planning and Zoning.

Deputy Zoning Commissioner of

FE. 186

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- 3 -

Towson, Maryland 21204 ...

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

Zoning Agenda April 23, 1974 Item No. 176

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.

(ID) 1. Pire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baffaiore County Standards application of the policy of the country Standards are second seas of which access is required for the site.

() 2. A second seas of which access is required for the site.

(i) 3. And Venicis Grade-med Condition anomal at

EXCESS the maximum allowed by the Fire Department.

(i) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(ii) 5. The building and structures existing or proposed on the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the site shall comply the proposed of the site shall be provided by the shall be sha

Reviewer: Hamman Mapproved: Approved: Deputy Chief Special Inspection Division Pire Prevention Bureau

m1s 4/16/73

Ro: Item 176 - ZAC - April 23, 1974
Property Owner: Lawrence B and Dorothy Winkler
E/S Stengal Awanue, 120 feet morth of Molabird Avenue
Variance from Section 1802,28 (504-V.B.2.) to permit a front yard
setback for other principal building (monconforming waiding stop)
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

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

FOR FALING

11

ORBER !

TIE.

Water and Sanitary Sewer:

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

Very truly yours,

END-RAM-FAR: 88

co: G. Reier

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Because a

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Mr. S. Eric DiNenna Zoning Commissioner County Office Building

BALTIMORE COUNTY, MARYLAND

Gascoul ST, Civer

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

CRM/pk

April 29, 1974

ONALD 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 176, Zoning Advisory Committee Heeting, April 23, 1974, are as follows:

Property Owner: Lawrence B. & Dorothy S. Winkler
Location: E/S of Stengel Ave., 120' W of Holabird Ave.
Existing Zoning: D. R.5.5
Proposed Zoning: D. R.5.5
Variance from Section 1802.22 (504-V.B.2.)

to paratic from Section 1802.28 (504-V.B.2.)
to paratic 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'
District: 12

Metiopolitan water and sever are available.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygtene, Baltimore County Department of

Very truly yours,

Thomas H. Deviin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB/cas

CERTIFICATE OF PUBLICATION

Hay 16 THIS IS TO CERTIFY, that the annexed advertisement was 165h .. day of Nev. 19.74.

Cost of Adver

BALTIMORE COUNTY, MARYLAND 15051

WILLIAM D. FROMM

S. ERIC DINENNA



May 6, 1974

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

Dear Mr. DiNenna:

PETITION FOR A VARIANCE

Comments on Item 176, Zoning Advisory Committee Meeting, April 23, 1974, are as follows:

Property Owner: Lowrence B and Dorothy S. Winkler Location: E/S of Stengel Avenue, 120' N of Holabird Avenue Existing Zoning: D.R.5.5 Proposed Zening: Units.3.3.

Proposed Zening: Variance from Section 18.2.28 (SUA-V.8.2.) to permit a front yard setback for other principal buildings "nanco."orming welding shop) of 36' Instead of the 40', and to permit a side yard clearance of 6' instead of the required 20' No. of Acress 60' X 120'

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition. This plan has been reviewed and there are no site-planning factors requiring

Very truly yours, John Tellimbly John L. Wimbley Planning Specialist II ent Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE

AREA CODE 301 PLANNING 484-3211 ZONING 484-3381

CERTIFICATE OF PUBLICATION

OFFICE OF **Dundalk Eagle**

May 21, 19 74

THIS IS TO CERTIFY, that the annexed advertisement of Eric DiMenna, Zoning Commissioner of Balto. County in matter of petition of Lawrence & Dorothy Winkler The Dundalk Sagle a weekly news-

paper published in Baltimore County, Maryland, once a mach 17th day of May

the same was inserted in the issues of Ray 16,1974

14721

BALTIMORE COUNTY MARYLAND

89 2 5 APR 17

25.0 CHSC

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#74-380-A

WINKLER'S WELDING CO.



BALTIMORE, MARYLAND 21222

July 29, 1974

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Office of Zoning Commissioner 111 West Chesapeake Avenue Towson, Maryland 21204

Attn: Mr. James E. Dyer, Deputy Zoning Commissioner

Petition for Variances E/S Stengel Avenue, 120'N of Holabird Avenue - 12th District NO. /4-280-A (Item No. 1/6)

I accept full responsibility of wavering the thirty day waiting period on the asmended articles of the variance.

PETITION MAPPING PROGRESS SHEET

Very truly yours. favore B. Straple Lawrence B. Winkler,

FUNCTION

Descriptions checked and outline plotted on map

Petition number added to

Denied

Granted by ZC, BA, CC, CA

Reviewed by:

Previous case:

outline



BAL IMORE COUNTY OFFICE OF PLANNING & ZONING for filing this let

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received and accepte

Petitioner

nairman, Zoning Advisory Committee

Date of Pushing 5/17/74

Stem 170 Ble



Revised Plans:

Map #

Change in outline or description____Yes



a see 1 Sign Port of 8 1755 Stonel or

CENTIFICATE OF POSTING

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

197 - Item 1

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

(lunkler)

Petitioner's Attorney ____

Your Petition has been received * this 16th) day of

Submitted by

_Reviewed by

