

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

William F. Chew A/O
I, or we, William F. Chew & Co., Inc., legal owners 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 Section 255.1 (238.2) to permit a sideyard setback of 14 feet instead of the required 30 feet.

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

The proposed addition will house Readco 24' x 7 1/2' Single Lap stabilized tray, oven. Our existing oven will not permit us the capacity to produce the required production for a profitable operation in this location. We believe that the shown location of the proposed addition is the only practical location for this addition, because of its access to the existing baking area of the building. We have found no practical alternative to this location that would service this existing production area profitably.

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 of Baltimore County.

William F. Chew
Contract purchaser
21208
Address: P.O. Box 5839
Pikesville, MD 21208
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of August, 1974, 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, Maryland, on the 12th day of August, 1974, at 10:15 o'clock.

(over)

WILLIAM F. CHEW
1001 HERRINGDALE ROAD
OWEN SOUND, MARYLAND 21127

August 6, 1974

Baltimore County Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
#75-16-A

To Whom it May Concern:

Please be advised that the undersigned do hereby authorize Marc H. Klein to represent us in connection with the hearing on the above account.

William F. Chew
William F. Chew & Co., Inc.
Roger V.L. Snuffer Legal Owners
Secretary

PROPERTY DESCRIPTION

Beginning at a point located on the centerline of Milford Mill Road (now 35 feet wide) and approximately 246 feet southwest of the centerline of Milford Industrial Road (60 feet wide), and thence running the following courses and distance: Following the centerline of Milford Mill Road, S57° - 28' - 17"W, a distance of 120.75 feet; thence southeasterly along a radius of 1975.00 feet with a length of 206.67 feet, to a point; thence S10° - 25' - 07"E, a distance of 183.24 feet to a point; thence S6° - 36' - 15"E, a distance of 93.06 feet to a point; thence S10° - 25' - 07"E, a distance of 438.20 feet to a point; thence N79° - 36' - 53"W, a distance of 107.27 feet to a point; and thence N10° - 25' - 07"W, a distance of 966.04 feet to the point of beginning.

Parcel contains approximately 2.28 acres of land.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 8, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #75-16-A, South side of Milford Mill Road 246 feet West of Milford Industrial Road.
Petition for Variance for a Side Yard
Petitioner - William F. Chew and Company, Inc.

3rd District

HEARING: Monday, August 12, 1974 (10:15 A.M.)

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

Because construction of the proposed addition would encroach upon a common drive, it is suggested that the variance be restricted so the yard setback of the addition conforms to the existing freezer shown on the plan to the east of the subject proposal.

William D. Fromm
Director of Planning

WDF:NEG:rw

RAY-MARC, Inc.



4318 MILFORD MILL ROAD
BALTIMORE, MARYLAND 21208

TELEPHONE
(301) 484-4150

August 12, 1974

Mr. Eric DiNenna
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland

Re: Petition for Variance
#75-16-A

Dear Mr. DiNenna,
I have been authorized to represent William F. Chew and William F. Chew & Co., as per attached letter pertaining to Petition for Variance #75-16-A.
I would like to waive the 30 day appeal time and will take responsibility for any charges filed against this petition.
We have all materials ready to start construction and would like to do so immediately.
Thank you for your consideration.

Very truly yours,
Marc H. Klein
Treasurer

MHK/jw
ENC.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 13

William F. Chew & Company, Inc.
P.O. Box 5839
Pikesville, Md. 21208

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted
for filing this 13th day of July 1974.

S. ERIC DINENNA,
Zoning Commissioner

Petitioner William F. Chew A/O
William F. Chew & Co., Inc.
Petitioner's Attorney
Reviewed by James B. Barnes, Jr.
Chairman,
Zoning Advisory Committee

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

825-7510

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. Chew A/O William F. Chew & Co., Inc.

Location: S/S Milford Mill Rd., 246' SW of the centerline of
Milford Industrial Rd.

Item no. 13 Zoning Agenda July 16, 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.

- () 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 _____
- () 4. _____ 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.
- (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", 1973 Edition prior to occupancy. Site plans are approved as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.
- () 7. _____

Reviewer: _____ Noted and Approved: Paul H. Reinhardt
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
8/10,

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, the Variance to permit a side yard setback of fourteen (14) feet in lieu of the required thirty (30) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of August, 1974, that the herein Petition for a Variance to permit a side yard setback of fourteen (14) feet in lieu of the required thirty (30) feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by 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 13th day of August, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 17, 1974

William F. Chew & Company, Inc.
P.O. Box 5833
Pikesville, Maryland 21208

RE: Variance Petition
Item 13
William F. Chew A/O
William F. Chew & Co., Inc. -
Petitioners

Gentlemen:

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 Milford Mill Road, approximately 146 feet southeast of Milford Industrial Road, in the 3rd Election District of Baltimore County. It is presently improved by two one-story industrial buildings, one of which is a wholesale bakery and is the subject of this request.

An existing two-story warehouse abuts the property to the east, and the Western Maryland Railroad right of way abuts the property to the west.

The petitioner is requesting a Variance to permit a side yard setback of 14 feet instead of the required 30 feet and proposes to erect a 74'x26' addition to the existing structure, which will house a new oven.

William F. Chew & Company, Inc.
Re: Item 13
July 17, 1974

Page 2

This petition is accepted for filing, however, revised plans reflecting the location of all structures and additions on the property must be submitted prior to the hearing date.

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 60 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

James B. Byrne, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Garry Elkins
222 E. Saratoga Street
Dept. of Planning
Baltimore, Maryland 21202

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

July 17, 1974

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

Dear Mr. DiNenna:

Comments on Item 13, Zoning Advisory Committee Meeting, July 16, 1974, are as follows:

Property Owner: William F. Chew A/O William F. Chew & Co., Inc.
Location: S/S Milford Mill Road, 246' SW of the centerline of Milford Industrial Road
Existing Zoning: M.L.
Proposed Zoning: Variance from Section 255.1 (238.2) to permit a side yard setback of 14' instead of the required 30'
No. of Acres: 2.28
District: 3rd

Revised plot plan showing water and sewer lines needed.

Gwynns Falls Moratorium: A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for this connection.

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 Hygiene, Baltimore County Department of Health.

Food Protection Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/nsc

CC--W.L. Phillips
L.A. Schuppert

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 19, 1974

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

Re: Item 13

Z.A.C. Meeting of: July 16, 1974

Property Owner: William F. Chew A/O William F. Chew & Co., Inc.

Location: S/S Milford Mill Road, 246' S.W. of the centerline of Milford Industrial Road

Present Zoning: M.L.

Proposed Zoning: Variance from Section 255.1 (238.2) to permit a side yard setback of 14' instead of the required 30'

District: 3rd

No. Acres: 2.28

Dear Mr. DiNenna:

No bearing on student population.

WFB/ml

Very truly yours,

W. Nick Petrovich,
Field Representative.

H. EMILIE PARKS, President
JUDITH M. WILSON, Vice President
MRS. ROBERT L. BERRY, Secretary

MARVIN M. BOSTRANS
JOSEPH N. WILSON
ALVIN L. BOSTRANS

T. RAYMOND WILLIAMS, JR.
RICHARD W. TUCKER, M.D.
MRS. ROBERT L. BERRY

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 25, 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:

Comments on Item #13, Zoning Advisory Committee Meeting, July 16, 1974, are as follows:

Property Owner: William F. Chew A/O William F. Chew & Co., Inc.
Location: S/S Milford Mill Road, 246' SW of the centerline of Milford Industrial Rd.
Existing Zoning: M.L.
Proposed Zoning: Variance from Section 255.1 (238.2) to permit a side yard setback of 14' instead of the required 30'
No. of Acres: 2.28
District: 3rd

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.

All existing and proposed structures must be shown on the site plan.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 444-2811 ZONING 444-2821

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

Division of Engineering
LAWRENCE N. DYER, P.E., Chief

August 5, 1974

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

Re: Item #13 (1974-1975)
Property Owner: William F. Chew A/O William F. Chew & Co., Inc.
S/S Milford Mill Rd., 246' S/W of the centerline of Milford Industrial Rd.
Existing Zoning: M.L.
Proposed Zoning: Variance from Section 255.1 (238.2) to permit a side yard setback of 14' instead of the required 30'
No. of Acres: 2.28 District: 3rd

Dear Mr. DiNenna:

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.

General:

Baltimore County utilities and highway improvements do not appear to be involved. However, the comments supplied by the Zoning Advisory Committee for this site, in connection with Item #214 (1972-1973), are referred to for your consideration.

Very truly yours,

Lawrence N. Dyer, P.E.
Chief, Bureau of Engineering

ENDRAW: Hss

cc: J. Tremmer
G. Rele

0-SW Key Sheet
23 & 24 NW 20 Pcs. Sheets
NW & E Top
78 Tax Map

Mr. William F. Chew
William F. Chew & Company, Inc.
P. O. Box 5839
Baltimore, Maryland 21208

RE: Petition for Variance
S/S of Milford Mill Road, 246' W
of Milford Industrial Road -
3rd Election District
William F. Chew & Company, Inc. -
Petitioner
NO. 75-16-A (Item No. 13)

Dear Mr. Caw:

I have this date passed my Order on the above referenced matter.
Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/ew

Attachments

cc: Mr. Marc Kleiz
4319 Milford Mill Road
Baltimore, Maryland 21208

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wait Map		Original		Duplicate		Tracing		200 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 LC, BA, CC, CA										
Reviewed by: _____ Revised Plans: Change in outline or description _____ Yes _____ No										
Previous case: _____ Map # _____										

TOWSON, MD. July 25 1974

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 one time ~~successive weeks~~ before the 10th day of August, 1974, the 50th publication appearing on the 25th day of July 1974.

THE JEFFERSONIAN,
L. Frank Slaughter

 Manager

Cost of Advertisement, \$ _____

[illegible]

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 28 day of August 1974. Item # _____

Petitioner WILLIAM F. CHEW Submitted by MARC KLEIN
Petitioner's Attorney — Reviewed by NBC

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

[illegible]

ORIGINAL

OFFICE OF



THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 July 29 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of
3. Eric DiNenna
Zoning Commissioner of Baltimore County
was inserted in THE COMMUNITY NEWS (a weekly newspaper) published
in Baltimore County, Maryland, once a week for one ~~xxxxxx~~
week before the 29 day of July 1974 that is to say, the same
was inserted in the issue of July 25 - 1974.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 17, 1974 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

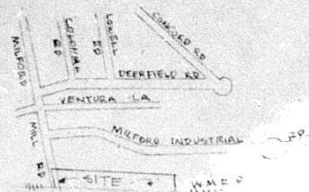
Ray-Marc, Inc.
4319 Milford Mill Rd.
Baltimore, Md. 21208
Petition for Variance for Wm. F. Chow Co. --- 44-16-A



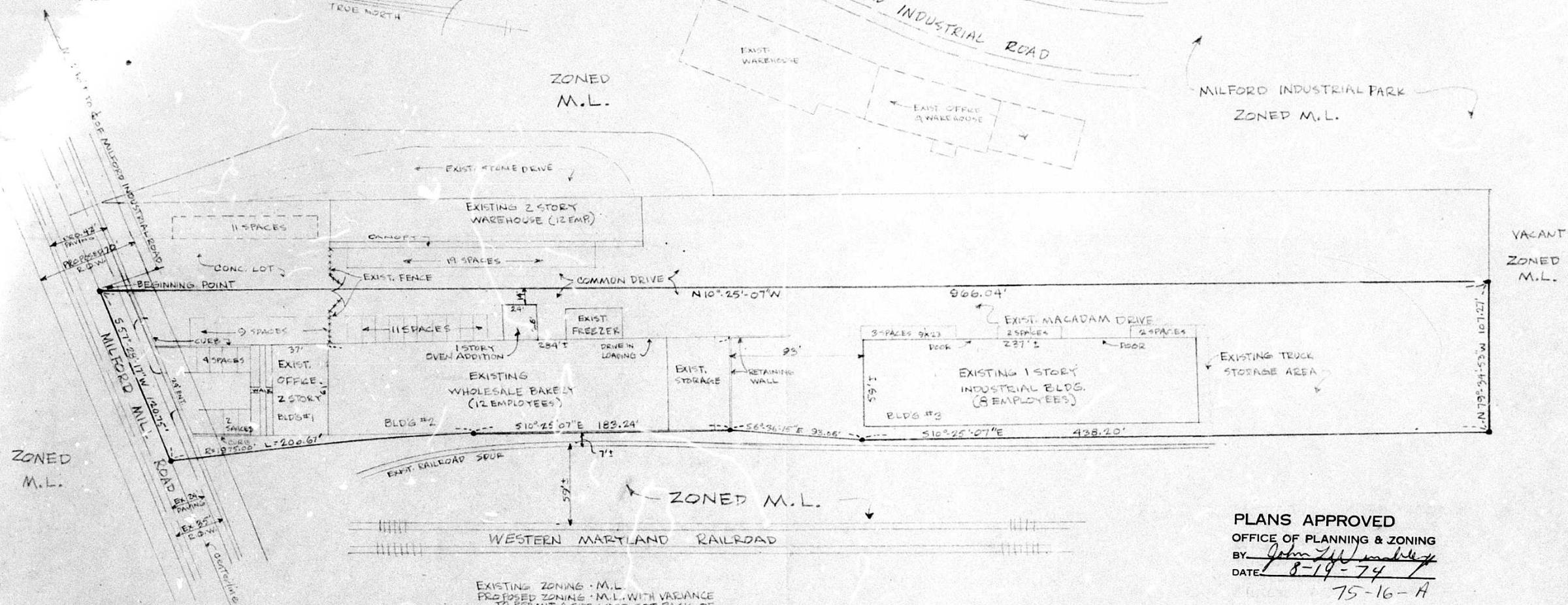
1-SIGN 75-16-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting July 22, 1922
 Posted for Petition For VARIANCE
 Petitioner W. A. F. Chapman & Co., INC.
 Location of property 1/2 of M. & E. 15th Mill Rd. 246' W. of
M. & E. 15th INDUSTRIAL Rd.
 Location of Signs FRONT 431' M. & E. 15th Mill Rd.
 Remarks _____
 Posted by Theron E. Boland Date of return Aug. 3, 1922



LOCATION MAP
NO SCALE



EXISTING ZONING - M.L.
PROPOSED ZONING - M.L. WITH VARIANCE
TO PERMIT A SIDE YARD SET BACK OF
14' INSTEAD OF THE REQ'D 30' (SECT. 255.1)

PARKING DATA:
BLDG. 1 - OFFICE USE; FIRST FLOOR - 2,348 S.F. ÷ 300 = 8 SPACES
SECOND FLOOR - 2,348 ÷ 500 = 5 SPACES
TOTAL REQ'D. 13 - PROVIDED 15
BLDG. 2 - WHOLESALE BAKERY - 12 EMPLOYEES ÷ 3 = 4 REQ'D.
11 PROVIDED
BLDG. 3 - INDUSTRIAL WAREHOUSE - EMPLOYEES ÷ 3 = 3 REQ'D.
7 PROVIDED

PAVING - EXISTING MACADAM & CONCRETE
PUBLIC WATER & SEWER FACILITIES ARE EXISTING
LOT AREA - 2.28 ACRES

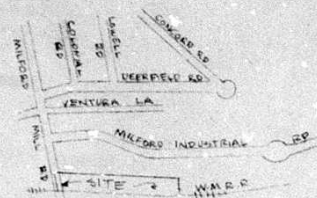
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John F. W. Mahoney
DATE 8-19-74

75-16-A

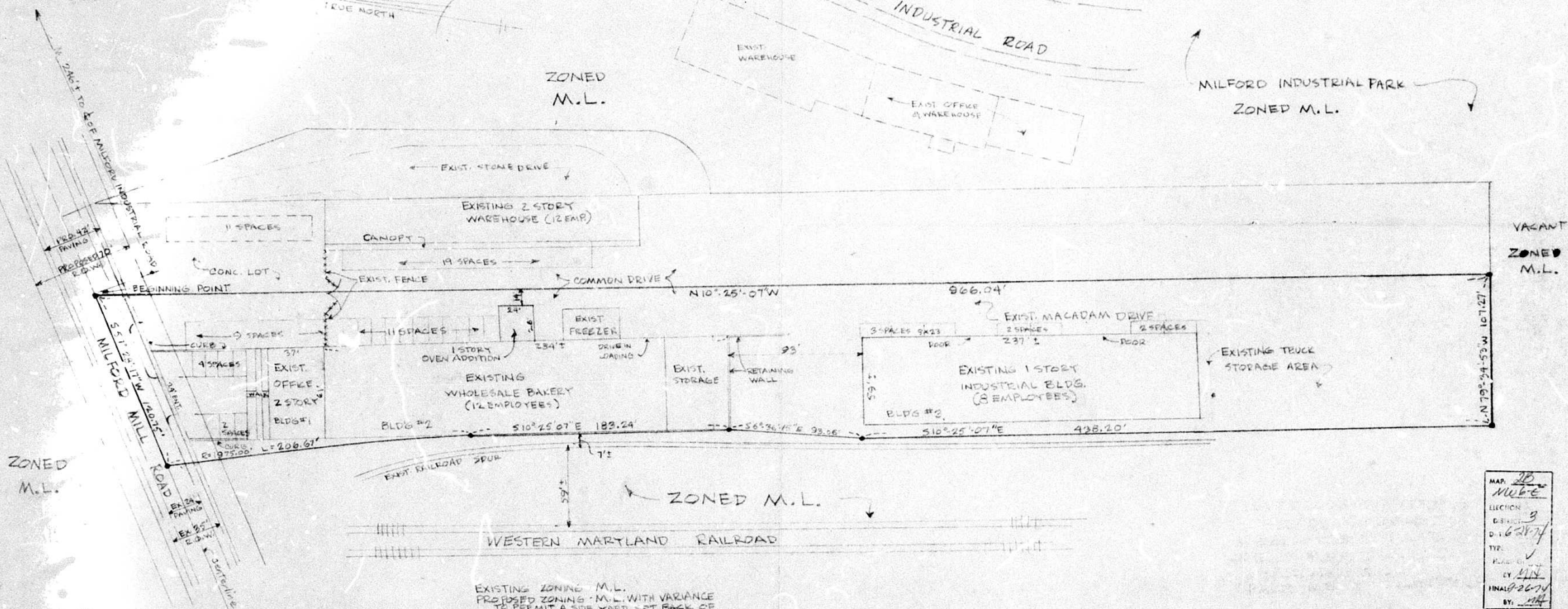
PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
WILLIAM F. CHEW PROPERTY
MILFORD INDUSTRIAL PARK
3rd. ELECTION DIST. BALTO. CO.
SCALE 1"=50' JUNE, 1974

MICROFILMED





LOCATION MAP
NO SCALE



EXISTING ZONING M.L.
PROPOSED ZONING M.L. WITH VARIANCE
TO PERMIT A SIDE YARD SET BACK OF
14' INSTEAD OF THE REQ'D 30' (SECT. 255.1)

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BLDG. 3 - INDUSTRIAL WAREHOUSE - 8 EMPLOYEES + 3 = 3 REQ'D.
7 PROVIDED

PAVING - EXISTING MACADAM & CONCRETE
PUBLIC WATER & SEWER FACILITIES ARE EXISTING
LOT AREA - 2.28 ACRES

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
WILLIAM F. CHEW PROPERTY
MILFORD INDUSTRIAL PARK
3rd. ELECTION DIST. BALTO. CO.
SCALE 1"=50' JUNE, 1974

MAP	10
FILE	1106
ELECTION	3
DISTRICT	3
DISTRICT	6247
TYP.	✓
PLAT	✓
BY	111
FINAL	9-26-74

