

75-56-R **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Walter Woernle, Sr.

I, or we, Rosalie E. Woernle, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an B.L. (Business, Local) zone to an B.M. (Business Major) zone; for the following reasons:

There was an obvious error in the Comprehensive Zoning Map adopted by the County Council on March 24, 1971 and changes in conditions since the adoption of the map require the requested change in classification and the requested changes will not be detrimental to the health, safety or general welfare of the locality involved.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception 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
Address: 7928 Belair Road
Baltimore, Maryland 21236

Protestant's Attorney
Address: 305 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of April, 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, Baltimore County, on the 20th day of September, 1974, at 10:00 o'clock A.M.

James E. Dyer
Zoning Commissioner of Baltimore County.

(over)

September 25, 1974

Ernest C. Trimble, Esquire
305 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
SW/corner of Belair Road and Oak Hill
Avenue - 14th District
Walter Woernle, Sr. - Petitioner
NO. 75-56-R (Item No. 10)

Dear Mr. Trimble:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

RE: PETITION FOR RECLASSIFICATION
SW/corner of Belair Road and Oak Hill
Avenue - 14th District
Walter Woernle, Sr. - Petitioner
NO. 75-56-R (Item No. 10)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This case represents a request for a Reclassification from a B.L. (Business, Local) Zone to a B.M. (Business, Major) Zone. The property in question is located on the southwest corner of Belair Road and Oak Hill Avenue in the Fourteenth Election District of Baltimore County.

Testimony by the Petitioner and legal owner of the subject property established that he had operated a printing company thereon since the early 1950's and had not been aware that subsequent zoning maps had placed the subject property in a nonconforming category. The error was not discovered until attempts to expand the business was denied due to its nonconforming status. The Planning Board, after reviewing the present long continuing use and zoning status of the subject property, recommended that the subject Reclassification be granted.

Without reviewing all testimony and evidence in detail but based on all such testimony and evidence, it is the opinion of the Deputy Zoning Commissioner that the map is in error insofar as this particular property is concerned and that the Petitioner's Reclassification request should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 20th day of September, 1974, that the herein requested Reclassification from a B.L. Zone to a B.M. Zone be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, State Highway Administration and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of Baltimore County

not own the 100' frontage between their properties and Oak Hill Avenue prior to March, 1971 (the date of the adoption of the Comprehensive Zoning Map) no request was ever made to the Planning Board or the County Council for an assignment of B.M. zoning prior to the adoption of the zoning map.

Circumstances have now arisen which require the Petitioners to build a 30' x 60' addition to their existing building prior to October, 1974 in order to have the facilities necessary to accommodate a printing contract which, if obtained, could continue for many years.

The Petitioners submit that there was an obvious drafting error relating to the assignment of B.M. zoning to the Petitioners original property. Inasmuch as the Petitioners now own an additional one hundred foot frontage on Belair Road northeasterly to Oak Hill Avenue, it is submitted that a proper and reasonable line of demarcation for the B.M. zone should be placed at Oak Hill Avenue and the entire property of the Petitioners should be placed in a B.M. zone.

The existence of the B.M. use (i.e., the printing plant of Holiday Press) since 1950 has established the use and the business as a proper one in this location and the reasonable expansion contemplated and, as requested, would definitely be compatible to the neighborhood and would not be detrimental to the health, safety or general welfare of the area. In fact, rather than bringing in some B.L. use that could create traffic problems and other features objectionable to the community, an assignment of B.M. would permit the logical expansion of an

MEMORANDUM IN SUPPORT OF THE REQUEST
OF WALTER WOERNLE, SR., AND ROSALIE E. WOERNLE, HIS WIFE, FOR THE RECLASSIFICATION OF 0.436 ACRES, MORE OR LESS, IN THE FOURTEENTH ELECTION DISTRICT OF BALTIMORE COUNTY FROM A B.L. ZONE TO A B.M. ZONE TO PERMIT EXPANSION OF EXISTING PRINTING BUSINESS KNOWN AS HOLIDAY PRESS

The following Memorandum is submitted by Ernest C. Trimble and Whiteford, Taylor, Preston, Trimble & Johnston, attorneys for Walter Woernle, Sr. and Rosalie E. Woernle, his wife, Petitioners, in support of their request for the reclassification of a portion of their property located in the Fourteenth Election District of Baltimore County from a B.L. zoning classification to a B.M. classification. The Petitioners assigned both error and change in support of their Petition.

The Petitioners own an irregular shaped lot fronting 127' 10" on Belair Road, 100' southwest of Oak Hill Avenue, part of which is zoned B.M. and part B.L. They have owned this lot, and their business known as Holiday Press, has operated a printing plant on this lot, since 1950.

The County Council adopted a Comprehensive Zoning Map on March 24, 1971 as recommended by the Department of Planning and the Planning Board in regard to zoning of the subject property and the immediate neighborhood.

The information available to the Department of Planning was either misleading or incorrect in connection with the subject property. The old zoning map, the Tax Map No. 81 covering the immediate area and department overlays did not clearly indicate the size and location of Petitioners existing building. As a result, they were not aware and/or were misinformed into believing that if B.L. zoning were assigned

established business and thereby assure a proper use and an increase in the tax base of Baltimore County as it relates to this property.

As a result of the error and change in conditions as outlined above since the adoption of the Comprehensive Zoning Map on March 24, 1971, it is respectfully requested that the property of the Petitioners be reclassified from B.L. to B.M.

Ernest C. Trimble
Ernest C. Trimble
305 W. Pennsylvania Avenue
Towson, Maryland 21204
825-5512

southwesterly of Oak Hill Avenue for a distance of 140' from the center of Oak Hill Avenue, that it would bring B.L. zoning down to the property line of the Holiday Press. In other words, it was intended that a B.M. zoning classification would be assigned to the property used by Holiday Press.

First of all, the Department of Planning maps do not clearly indicate the width of Oak Hill Avenue. Therefore, since the official zoning map indicates that B.L. begins in the center of Oak Hill Avenue, it is not clear whether ten feet or fifteen feet of the one hundred and forty feet is used up in determining the 140' depth of B.L.

The plat out of which Petitioners property was conveyed (a plat recorded among the plat records of Baltimore County in Plat Book W.P.C. No. 5, folio 55) indicates that Oak Hill Avenue is 30' wide. The plat also shows Lot No. 20, immediately to the southwest of Oak Hill Avenue, to have a 50' frontage on Belair Road and Lot No. 21 (immediately adjacent to the southwest of Lot No. 20) to also have a 50' frontage on Belair Road. Hence, 115' would have been the proper distance (rather than 140') to have been assigned B.L. in order to permit the Petitioners to properly have an assignment of B.M. to their property which is immediately to the southwest of Lot No. 21 and is known as Lot No. 22 on the aforesaid plat. In fact, the dividing line between B.M. and B.L. runs through Petitioners' building.

The Petitioners acquired Lot No. 20 and Lot No. 21 from Walter Woernle's brothers and through his mother's estate in September, 1971. Therefore, inasmuch as the Petitioners did

- 2 -

WALTER MAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR RD. / BALTIMORE, MD. 21236 (301) 618-1501
139 POPLAR STREET / CAMBRIDGE, MD. 21613 (301) 218-5150
125 E. MAIN STREET / WESTMINSTER, MD. 21157 (301) 448-1200
13 S. WASHINGTON STREET / EANTON, MD. 21801 (301) 822-5433
April 5, 1974

DESCRIPTION TO ACCOMPANY ZONING PETITION FOR RECLASSIFICATION FROM B.L. TO B.M. #7928 to #7932 BELAIR ROAD

BEGINNING FOR THE SAME at the corner formed by the intersection of the northwestern most side of Belair Road with the southwestern most side of Oak Hill Avenue [30 feet wide] as laid out and shown on the Plat of Oak Hill recorded among the land records of Baltimore County in Plat Book W.P.C. 5, folio 55. Thence leaving said place of beginning and running and binding along the northwestern most side of Belair Road referring all the courses in this description to said plat (1) South 47 degrees 10 minutes 00 seconds West 125.00 feet thence leaving said northwestern most side of Belair Road and running for lines of division the two following Courses and Distances, v.l.: (2) North 41 degrees 35 minutes 00 seconds West 153.37 feet thence (3) North 48 degrees 25 minutes 00 seconds East 125.00 feet to intersect the southwestern most side of Oak Hill Avenue thence running and binding along said southwestern most side of Oak Hill Avenue (4) South 41 degrees 35 minutes 00 seconds East 150.67 feet to the place of beginning.

Containing 0.436 acres of land, more or less. Being or intending to be all of lots #20 and 21 and the northeastern most 25 foot portion of lot #22 as laid out and shown on the plat of "Oak Hill" recorded among the land records of Baltimore County in plat book W.P.C. 5, folio 55.

This description is prepared for zoning purposes only and is not to be used for conveyance.

L. Alan Evans



L. ALAN EVANS, P.E. - S
J. CARROLL MAGAN, L.S.
GEORGE W. HOLDEFER, P.E.

CAMBRIDGE AND EANTON
RESIDENTS
JESSE W. HOLDEFER
ROBERT L. MILL

NOV. 27, 1974

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 13, 1974

Ernest C. Trimble, Esq.
305 W. Pennsylvania Avenue
Towson, Maryland 21204

COUNTY OFFICE BLDG.
111 W. Chesapeake
Towson, Maryland 21204

XXXXXXXXXXXXX
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF HEALTH ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

RE: Item No. 10
Reclassification Cycle VII
Walter Woernle, Sr. & Rosalie E. Woernle - Petitioners

Dear Mr. Trimble:

The above referenced Reclassification request additionally included a request(s) for Special Exception(s) and/or Variance(s).

Section 500.2b of the Baltimore County Zoning Regulations requires that a hearing be scheduled on these types of requests no sooner than thirty (30) and no later than ninety (90) days after its approval for filing by this Committee. The enclosed blue slip indicates the date of approval and is to advise you that the additional request(s) will be considered at the same time as the Reclassification request.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBD:JD

cc: Evans, Hagan & Holdefer, Inc.
8013 Blair Road
Baltimore, Maryland 21236

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 10, 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 #10, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: Walter and Rosalie E. Woernle
Location: 7928-7932 Belair Road
Existing Zoning: B.L.
Proposed Zoning: B.M.
No. of Acres: 0.436
District: 14th

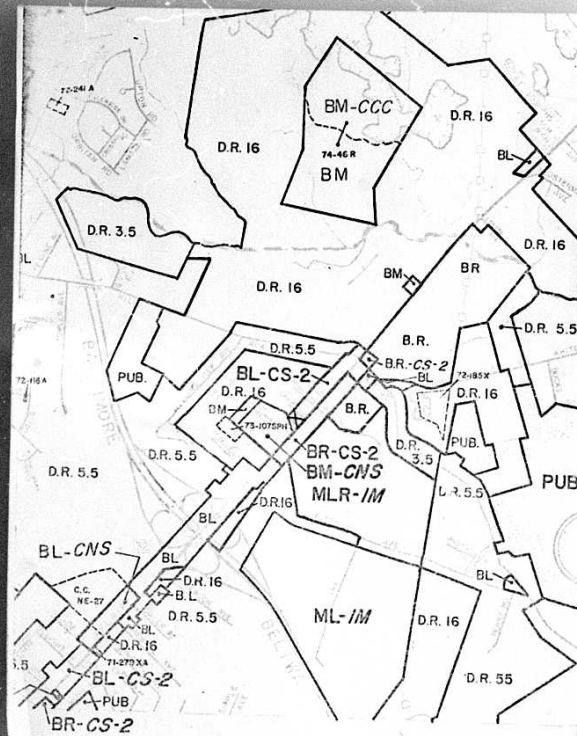
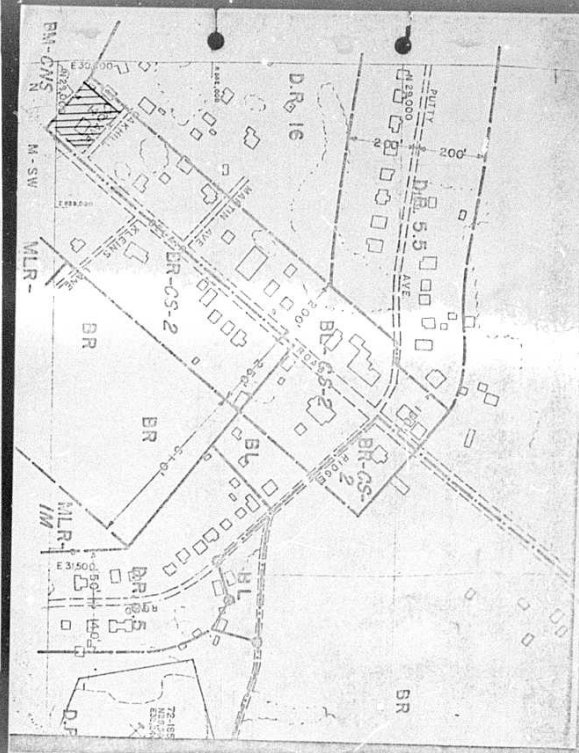
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The subject property will be affected by the proposed Rossville Boulevard and a widening of Belair Road.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and 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 484-3211 ZONING 484-3281



CERTIFICATE OF PUBLICATION

ROSEDALE, MD., August 29th, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 20th day of September, 1974, the publication appearing on the 27th day of August, 1974.

THE OBSERVER

Advertising Mgr.

Cost of Advertisement \$14.00
\$14.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 29, 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 20th day of September, 1974, the first publication appearing on the 22th day of August, 1974.

THE JEFFERSONIAN
Manager

Cost of Advertisement \$

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well 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 ZC, BA, CC, CA										
Reviewed by: <i>JPD</i>										
Previous case: <i>Ne</i>										
Revised Plans: Change in outline or description										
Map #										

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

75-56 R

District: 14th Date of Posting: 8/22/74
Posted for: *Henry P. Taylor, Sept 20, 1974, 10:00 A.M.*
Petitioner: *Walter Woernle, Sr.*
Location of property: *7928-7932 Belair Rd. & Belair Rd.*
Location of Sign: *2 Signs Posted at 7928-7932 Belair Rd.*
Remarks:
Posted by: *Mark H. Hines* Date of return: 8/22/74
Signature

BALTIMORE COUNTY, MARYLAND No. 15193

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Sept. 20, 1974 ACCOUNT 01-662

AMOUNT \$14.55

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER

Ernest C. Trimble, Esq.
305 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Walter Woernle, Sr.
#75-56-R 14553

BALTIMORE COUNTY, MARYLAND No. 14738

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 19, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER

Messrs. Whiteford, Taylor, Preston Trimble & Johnson
305 W. Penna. Ave.
Towson, Md. 21204
Petition for Reclassification for Walter Woernle, Sr.

Nov. 27, 1974

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Item 10 - 7th Cycle
Ernest C. Trimble, Esq.
305 N. Pennsylvania Avenue
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted
for filing this 15th day of May 1974.

S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Walter Woernle, Sr. & Rosalie E. Woernle
Petitioner's Attorney: Ernest C. Trimble
Reviewed by: James B. Byrnes, III
Chairman, Zoning Advisory Committee

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Md. 21236

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April, 1974

XXXXXXXXXXXX

Ernest C. Trimble, Esq.
305 N. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 10 - 7th Cycle
Walter Woernle, Sr. & Rosalie E. Woernle - Petitioners

Dear Mr. Trimble:

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 of the property. The following comments are 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 at the intersection of the northwest side of Belair Road and the southwest side of Oak Hill Avenue. It is presently improved with a 2-1/2 story frame dwelling and garage.

To the northeast and across Oak Hill Avenue is a large unimproved parcel, and to the rear along Oak Hill Avenue are various residences. A 2-1/2 story frame house and a barn exist opposite the site on Belair Road.

The petitioner is requesting a Reclassification to Business Local in order to expand his present facilities, the Holiday Press printing company. A one-story fabricated steel structure, 32'x60' is proposed. The existing dwelling is to be retained.

Ernest C. Trimble, Esq.
Item 10 - 7th Cycle
April 30, 1974

Page 2

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, June 3, 1974, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1974, and October 15, 1974, will be forwarded to you well in advance of the date and time.

Very truly yours,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

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

Bureau of Engineering
ELLSWORTH H. DYER, P. E. CHIEF

April 25, 1974

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

Re: Item #10 (Cycle VII - April to October 1974)
Property Owner: Walter and Rosalie E. Woernle
7928-7932 Belair Road
Existing Zoning: B.L.
Proposed Zoning: B.M.
No. of Acres: 0.436 District: 14th

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:

Belair Road 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. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The subject property is situated within the boundary of the Baltimore County Metropolitan District and is included within the limits of the Baltimore County Comprehensive Water and Sewer Plan, as amended July 1973.

A portion of this property was previously reviewed by the Zoning Advisory Committee under Item #219 (1969-1970).

Highways:

This property is bisected by the proposed alignment of Rossville Boulevard, which will entail the construction of a 50-foot closed roadway section within a 70-foot right-of-way. Additional right-of-way fillets would be required at the intersection with Belair Road to permit construction of 25-foot minimum radius curb returns. The plan should be revised to show the proposed alignment of Rossville Boulevard and further information and details in this regard may be obtained from this office.

Oak Hill Avenue is an existing macadam street which is proposed to be further improved in the future as a 30-foot closed roadway section within a 50-foot right-of-way. However, the future alignment of Oak Hill Road must be altered to intersect with Rossville Boulevard at a point northwesterly of this property. Due to the close proximity with Rossville Boulevard, Oak Hill Road would be terminated with no access to Belair Road. The exact location of termination would be contingent upon ownership of the adjacent properties.

Item #10 (Cycle VII - April to October 1974)
Property Owner: Walter and Rosalie E. Woernle
Page 2
April 25, 1974

Highways: (Cont'd)

The subject plan indicates a 10-foot road right-of-way exists along the westernmost outline of this property; however, use of this right-of-way is virtually denied because the right-of-way generally encompasses a water course.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, a storm drainage study, facilities and easements will be required in connection with the development of this property, as proposed.

The Developer 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 Developer.

Sediment Control:

A grading plan and/or a sediment control plan will be required for review and approval prior to issuance of any grading or building permits.

Water and Sanitary Sewers:

Public water mains and sanitary sewers exist in Belair Road and Oak Hill Avenue adjacent to this property.

Very truly yours,

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

END:EAM:RMD:ss

M-SW Key Sheet
29 NB 21 Pos. Sheet
WE 7 & 8 F Topo

cc: J. Trenner

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

April 30, 1974

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

Re: Property Owner: Walter and Rosalie Woernle
Item 10 - Cycle Zoning 7 - April 1974 through October 1974
7928 - 7932 Belair Road
B.M.
District 14

Dear Mr. Dinenna:

The subject petition is requesting a change from B.L. to B.M.
This change should not effect the trip density.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRW/pk

Maryland Department of Transportation State Highway Administration

April 22, 1974

Item 10
Re: Seventh Zoning Cycle,
April 1974
Property Owner: Walter & Rosalie E. Woernle
Location: 7928-7932 Belair Road
(Route 1) at Oak Hill Ave.
Existing Zoning: B.L.
Proposed Zoning: B.M.
No. of Acres: 0.436
District: 14th

Dear Sir:

The entrance into the subject site must be depressed curb-type with 36" transitions. The proposed roadside curb must return into Oak Hill Ave. on a minimum 20' radius.

There is an 80' right of way proposed for Belair Road (40' from center) that must be indicated on the plan. The parking lot should be adjusted accordingly.

The plan should be revised prior to the hearing.

The 1973 average daily traffic count on this section of Belair Road is ... 27,900 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Acc's Permit
John E. Meyers

CL:JEH:dk

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

825-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Walter and Rosalie E. Woernle

Location: 7928 +7932 Belair Road

Item No. 10 Zoning Agenda April 9, 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.

- (xxx) 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.
- (xxx) 2. A second means of vehicle access is required for the site.
- (xxx) 3. The vehicle dead-end condition shown at _____
- (xxx) 4. EXCEEDS 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.
- (xxx) 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.

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

mls
4/16/73

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 17, 1974

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE 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 the following item, Zoning Advisory Committee Meeting, April 9, 1974, are as follows:

Property Owner: Walter and Rosalie E. Woernle
Location: 7928-7932 Belair Road
Existing Zoning: B.L.
Proposed Zoning: B.M.
No. of Acres: 0.436
District: 14

Metropolitan water and sewer 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 Hygiene, Baltimore County Department of Health.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/cac

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 29, 1974

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

Z.A.C. Meeting of: April 9, 1974

Re: Item 10
Property Owner: Walter and Rosalie E. Woernle
Location: 7928-7932 Belair Road
Present Zoning: B.L.
Proposed Zoning: B.M.

District: 14th
No. Acres: 0.436

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/ml

H. EMILIE PARKS, PRESIDENT
EUGENE C. HEBB, VICE-PRESIDENT
MRS. ROBERT L. BERNLEY

MARCUS M. BOTSCH
JOSEPH N. MCDONNAN
ALVIN LOWEY
JOSHUA R. WHEELER, TREASURER

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.B.
MRS. RICHARD K. WICKENFEL

