# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

(Oten fo. 109) I or we. The Bee Corporation 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 Section. 409.23.6 to persit to persons spaces.

instead of the required if parking spaces.

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

Hardship -- no money available at prosent. Also additional parking would

involve cutting down and destroying many trees which are about 40 to 100 years NE-11-E

See attached deescription

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 sligen, and further agree to and are to be bound by the zoning regulations and restrictions of indeed county adopted pursuant to the Zoning Law For Baltimore County.

10025 Herford Road Baltimore, Maryland 21254

10

The Bee, Corporation
William & Thereke Legal Owner

Address 10025 Harford Ross Baltimore, Maryland 21234

Protestant's Attorney

11-26-74

VAR Lou.

ORDERED By The Zoning Commissioner of Baltimore County, this 20th December

County, on the 27th day of January 1975 2: 10:45 clock

Zoring Commissioner of Baltimore County,

SULVEYOR'S DESCRIPTION

THE SEE CORPORATION PROPERTY

10023-25 HARFORE ROAD

BALTIMORS, MARYLAND 21234

Salimins for the same at the intersection of the center line of Horth Wind Seed, with the center line of Hortroi Bond, and ramning theres Minding of the tenter line of Hortroi Bond into the Tollowing courses and distances, Seed of the tenter line of Hortroi Bond into the Tollowing courses and distances, Seed of the Seed of the Seed of the Seed of the India and Seed of the See

May 6. 1975

Gerald E. Topper, Esquire 1610-11 Munsey Building Baltimore, Maryland 21202

RE: Petition for Variance SE/corner of Harford and Northwind Roads - 11th Election District Petitioner NO. 75-162-A (Item No. 109)

Dear Mr. Topper:

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

Very truly yours.

S. ERIC DI NENNA

SED/sev

169

Attachments

# BALTIMORE COUNTY, MARY ND

#### INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date January 23, 1975

PROM William D. Fromm, Director of Planning

SUBJECT Petition #75-162-A. Southeast corner of Harford and Northwind Roads. Petition for Variance for Off-Street Parking. Petitioner - The Bee Corporation

lith District

HEARING: Monday, January 27, 1975 (10:45 A.M.)

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

The granting of this request would violate the spirit of the Zoning Regulations. The only alternatives are parking spaces on public streets which is not desirable.

WDF:NEG:ru



### BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

CPSE 15.162A

EUGENE J. CLIFFORD. P.E.

January 30, 1975

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120

Re: Item 109 - ZAC - December 10, 1974 Item 109 - ZAC - December 10, 1974
Property Omner: The Bec Corporation
Ended to the Corporation of the Corporation
Existing the Corporation of the Corporation
Existing the Corporation of the Corporation of the Corporation
Proposed Zoning: Variance from Sec. 409, 22.6 to permit six (6)
parking spaces instead of the required 19
parking spaces.

District: 11th Corporation of the Corporation of

The subject petition is for a parking variance from the required 19 spaces to six spaces. This department is Opposed to parking variances and in this case can not see any reason for this variance.

> Michael & Floringen Michael S. Flanigan Traffic Engineering Assoc.

Very truly yours.

MCF/15

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 11, 1974

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

Z.A.C. Meeting of: December 10, 1974

Re: Item 109

Itam 109
Property Owner: The Bee Corporation
Property Owner: The Bee Corporation
Location: SE/C of Harford & Northwind Roads
Present Zoning: B.L.
Proposed Zoning: Warlance from Section 409.2B.6 to permit 6 parking
Proposed Zoning: Warlance from Section 409.2B.6 to permit 6 parking
Assacs instead of the required 19 parking spaces.

District: 3650 sq. ft.

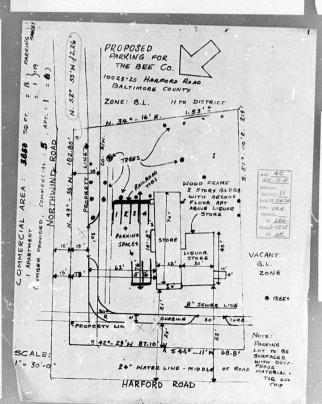
Dear Mr. DiNernat

No bearing on student population.

WNP/ml

Very truly yours, Which tetroul Field Representative

T. BAYARD WILLIAMS, JR. RICHARD W. TRACEY, V.M.D.



PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to Denied Granted by ZC, BA, CC, CA Reviewed by: 774. Revised Plans. Change in outline or description\_\_\_Yes Previous case: Map #

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 shore 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 six (6) parking spaces in the required nineteen (19) spaces should be granted. IN IS ORDERED by the Zoning Commissioner of Baltimore County, this Miller Wissioner of Baltir Administration, 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 GRANTEE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 197 .... that the above Variance be and the same is hereby DENIED Zoning Commissioner of Baltimore County

Ben BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

**EVALUATION COMMENTS** 

Item 100

Reviewed by Franklin T. Hogans Chairman, Zoning Plans Advisory Committee

### Maryland Department of Transportation

Bernard M. Evans

December 9, 1974

Mr. S. Eric DiNenna Zening Commissioner County Office Bldg. Towson, Maryland 21204

Att: Mr. Franklin Hogans

Rei ITEM 109
Z.A.C. meeting Dec. 10, 1994
Property Numeric The Bee Gorporation
Locations 5/C of Harford
Locations 1/C of Harford
Sec. 409,20.6 to perain 6
parking spaces instead of the
required 19 parking spaces.
Mo of Acresi 3650 ag. ft.
Bistricti 11th

An inspection at the subject site revealed that there is sufficient space at the rear of the property to provide the required parking. It is hazardous to park along hardor Road, and along horthwind Road. Therefore, if adequate parking is not provided, problems are anticipated on the highway.

The 1973 average daily traffic count on this section of Harford Road is ... 10,000 vehicles.

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

by: John E. Meyers

P.O. Box 7:7 / 300 West Preston Street, Baltimore, Maryland 2120

### Bepartment Of Bublic Borks COUNTY OFFICE BUILDING

ELLSWORTH N. SIVER, P. E. CHIE

December 26, 1974

Baltimore County, Margland

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building

111 W. Chesapeake Avent Towson, Maryland 21204

Your Petition has been received and accepted for day of personne 1974.

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120k

Be: Item #309 (197h-1975)

Property Owner: The Bee Corporation
5/8 cor. of Harford and Horthind Roads
Extating Soning: B.L.

Proposed Contig: Variance from Sec. 109.28.6 to permit 6
parking spaces instead of the required 19 parking spaces.
No. of Acres 13650 ag. ft. District: lith

Gerald E. Toper, Esq. 1610-11 Munsey Building Baltimore, Md. 21202

filing this\_

Petitioner The Bee Corporation

Petitioner's Attorney

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.

The comments supplied in commection with the Zoning Advisory Committee review of this site for Item \$120 (1973-1970) remain valid and applicable to this Item \$109 (1978-1975), and are referred to for your consideration.

This submitted plan must be revised to correctly indicate the proposed future improvements for Murthwind Road and Harford Road and the proposed highway right-of-way widenings; further information may be obtained from the Baltimore County Bureau of

Very truly yours.

Mountal N' Fice pol. ELLSWORTH N. DIVER, P.P. Chief, Bureau of Engineering

END: EAM: FWE: SS

VILLIAM D. FROMS

S. ERIC DINENNA

42 W

December 18, 1974

75-162-1

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

Dear Mr. DiNenna

Comments on Item #109, Zoning Advisory Committee Meeting, December 10, 1974, are as follows:

Property Owner: The Bee Corporation Location; 5E/c of Harford and Northwind Roads Existing Zoning: B.L. Proposed Zoning: Variance from Sec. 409.28.6 to permit 6 parking spaces instead of the required 19 parking spaces No. of Acres: 3650 sq. ft. District: 11th

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 porties are made to a some parties are made to the propriateness of the zoning in question, but are to assure that all porties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

After a field inspection of the property, it appears that additional parking could be provided

Very truly yours, John Levembles

John L. Wimbley Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE

AREA CODE 301 PLANNING 494-3211 ZONING 494-3381

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Dear Mr. Topper:

RE: Variance Petition

These comments are not intended to indicate

Item 109

January 6, 1974

The Bee Corporation - Petitioner

COUNTY OFFICE BUILDING 111 W. Chesapeake Avenue Towson, Maryland 21204 Gerald E. Topper, Esq. 1610-11 Munsey Building Baltimore, Maryland 21202 XXXXXXXXXXXXXXX

Franklin T. Hogans MEMBERS

> BEALTH DEPARTMENT BUREAU OF FIRE PREVENTION DEPARTMENT OF TRAFFIC ENGINEERS

BOARD OF FORCATION

BUREAU OF ENGINEERING

OFFICE OF THE BUILDINGS ENGINEER

The Zoning Plans 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. STATE HIGHWAY

PROJECT AND DEVELOPMENT PLANNING

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 with the Zoning that the Zoning the second plant is a to the appropriateness of the requested zoning.

The subject property is located at the southeast corner of Harford and Nc thwind Roads and was the subject of previous review by this Committee which resulted in the returning of this petition to the property owner due to non-compliance with initia.
comments. The petitioner has amended his request for
variance of the number of parking spaces from 12
spaces to 6 spaces, which adequately but not sufficiently
provides parking area in accordance with County specifications.

Although there is sufficient land area to the rear of this property to provide additional parking area, the petitioner contends that the use of said area for parking would result in the elimination of several trees of ae

This request for a Variance arises from a previous zoning violation matter concerning non-compliance with the approved plan for this site. Gerald E. Topper, Esq. Re: Item 109 January 6, 1974

Page 2

The submitted plan should be revised prior to the hearing to indicate the proposed widening and improvements for Northwind Road, as stated in the comments of Bureau of Engineering. Please note with particular interest the comments of the State Righway Administration concerning this Variance request

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 future.

Very truly yours, Franklin J. Argan, J. O.D. FRANKLIN T. HOGANS, JR.

Chairman, Zoning Plans Advisory Committee

FTH:JD

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.

December 4, 1974

Mr. S. Eric Dikenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21294

Dear Mr. DiNenna:

Comments on 1tem 109, Zoning Advisory Committee Meeting, December 10, 1974, are as follows:

> Property Owner: The Bee Corporation Location: SE/C of Harford & Northwind Rds. Existing Zoning: B.L. Proposed Zoning: Variance from Sec. 409.2B.6 to permit 6 parking spaces instead of the required 19 parking spaces. No. of Acres: 3650 sq. ft.

District: 11th

Metropolitan water and sewer are available.

Since this is a variance for parking, no health hazard is anticipated.

Very truly yours,

John & Whili Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

EHVB/nce

## CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was blished in THE JEFFERSONIAN, a weekly newspaper printed appearing on the 2th day of January 19.75

Cost of Advertisement, \$\_\_

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., January 25, 1975

TO CERTIFY, that the annexed advertisement was in THE OBSERVER, a weekly newspaper published

Cost of Advertisement\_

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 2

Petitioner's Attorney

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

MISCELLANEOUS CASH RECEIPT DATE Feb. 13, 1975 ACCOUNT 01-662 AMOUNT \$53.16 DISTRIBUTION PINK - AGENCY The Bee Corporation 10023 Harford Rd. Baltimore, Md. 21234 

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

The Bee Corporation 10023 Harford Rd.

Baltimore, Md. 21234 Petition for Variance---25.00mg

AMOUNT \$25.00

No. 17419

BALTIMORE COUNTY, MARYLAND

DATE Jan. 6, 1975 ACCOUNT 01-662

OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT



#75-162.A

CERTIFICATE OF POSTING

53.16 46

No. 17492